



**81 Church End Lane, Tilehurst, Reading, RG30 4UR**  
**Guide Price £525,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Extended Box Bay Fronted 1930s Semi Detached Family Home
- Box Bay Living Room
- Conservatory/Dining Room Over Looking Rear Garden
- Three Bathrooms Over Three Floors
- Ample Driveway Parking

- Three/ Four Bedrooms Over Three Floors
- Family Room Leading To Modern Fitted Kitchen
- Ground Floor Shower Room
- Landscaped Rear Garden
- Close To Tilehurst Village, Shops, & Schools

A beautifully extended and versatile, three storey 1930s double box bay fronted semi detached family home, set within a generous and well maintained mature garden. Located on a desirable tree lined road, the property is conveniently positioned close to local amenities and well regarded primary and secondary schools. Frequent bus services provide easy access to Reading Town Centre, approximately four miles away, and Tilehurst Village which is around a ten minute walk and offers a wide range of shops, supermarkets, cafés, pubs and restaurants. Tilehurst Train Station, with links to Reading Main Line, London Paddington, Oxford and Birmingham, along with Reading Retail Park and Imperial Way Trading Estate, are within approximately one and a half miles. The M4 motorway and Calcot Retail Park, including IKEA and Sainsbury's, are also easily accessible by car.



The ground floor comprises a porch, entrance hall with staircase to the first floor, front aspect box bay living room, shower room, and a family room opening into a modern fitted kitchen with roof light and integrated appliances. The kitchen leads through to a conservatory/dining room featuring underfloor heating and an insulated roof, providing a comfortable and usable space throughout the year and overlooking the landscaped rear garden.

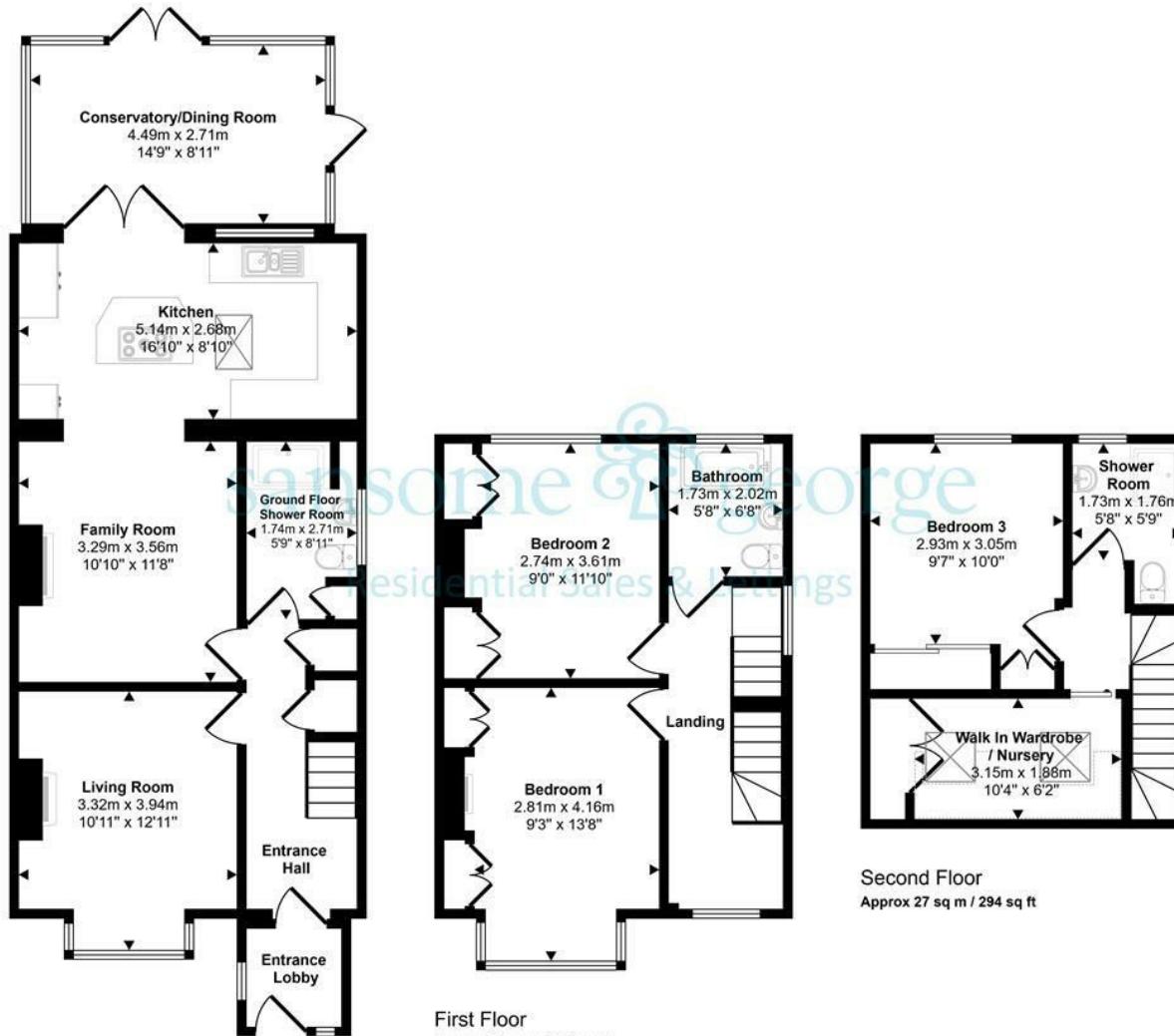
The first floor offers two double bedrooms, both with built in wardrobes, and a modern family bathroom with shower over bath. The spacious landing incorporates a useful study area and stairs to the second floor. The second floor provides a double bedroom, an additional single bedroom suitable for use as a dressing room or study, and a modern fitted shower room. Further benefits include gas radiator central heating and UPVC double glazing throughout.

Externally, the property features a fully enclosed and established rear garden mainly laid to lawn with patio and decking areas, a timber shed with power and insulation, gated side access, and driveway parking to the front for several vehicles.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

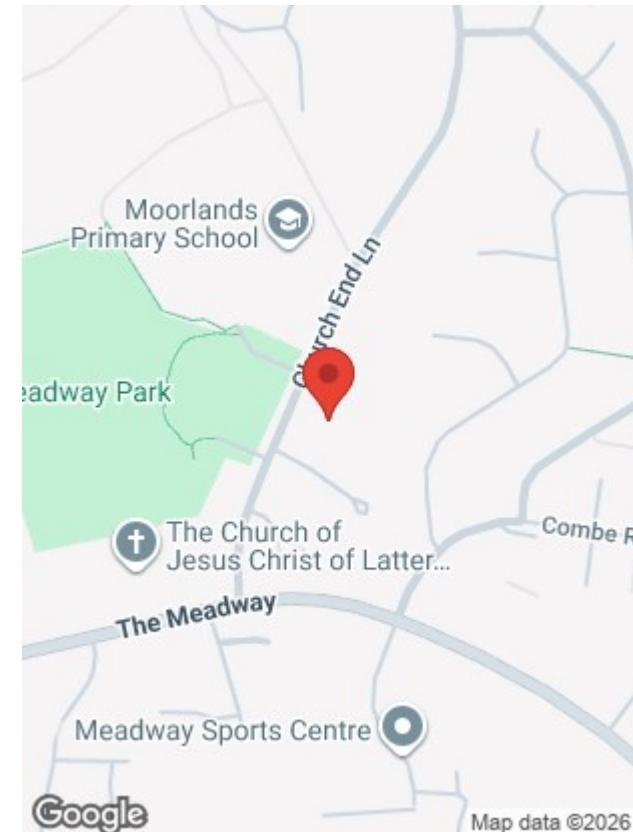
Council Tax Band D





Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 81        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |

#### Misrepresentation and Misdescriptions Acts

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