



29 Lower Elmstone Drive, Tilehurst, Reading, Berkshire, RG31 5EB  
£550,000 Freehold

sansome  george  
Residential Sales & Lettings

- No Onward Chain
- Catchment For Sought-After Schools
- Conservatory Leading To Landscaped Garden
- Flexible Living Space
- Walking Distance To Countryside & Amenities

- Four Versatile Bedrooms
- Spacious Open-Plan Kitchen/Family Room
- Tiered Garden With Patios & Decking
- Driveway Parking & Detached Garage
- Under 2 Miles To Tilehurst Train Station

Offered to the market with no onward chain, this beautifully presented and flexible four-bedroom detached home is ideally positioned within the catchment area of highly regarded primary and secondary schools. Situated just a short stroll from open countryside and local playing fields, the property also enjoys excellent access to a wide range of amenities.

Tilehurst Village is approximately a 15-minute walk away and offers a variety of shops, cafes, pubs, restaurants, and takeaways, along with regular bus services. Tilehurst Train Station—located under 2 miles away—provides direct links to Reading Mainline, Oxford, and London Paddington, making it an ideal choice for commuters. Reading Town Centre, Junction 12 of the M4, and the nearby IKEA and Retail Park are also easily accessible.

The accommodation is bright and spacious throughout. A welcoming entrance hall leads to a cloakroom and a generous open-plan kitchen/family/dining area, complete with ample worktop space, plentiful storage, and integrated appliances including a fridge, freezer, dishwasher, washing machine, and fitted oven and hob. This space opens into a light-filled conservatory with direct access to the rear garden.

A staircase leads to the next level, where you'll find a stylish four-piece family bathroom and three well-proportioned bedrooms. A further staircase rises to the fourth bedroom—ideal as a study or guest room—and a set of double doors opens into a spacious, dual-aspect living room.

Externally, the well-maintained, tiered rear garden is mainly laid to lawn and includes raised flower beds, two patio seating areas, and a decked terrace—perfect for relaxing or entertaining. The garden also benefits from several mature trees that are protected by Tree Preservation Orders (TPOs), enhancing its sense of privacy and character. Two side gates provide access to the front, where there is driveway parking and a detached garage.

Please note: The property was professionally underpinned approximately 18 years ago, with all relevant documentation available upon request.

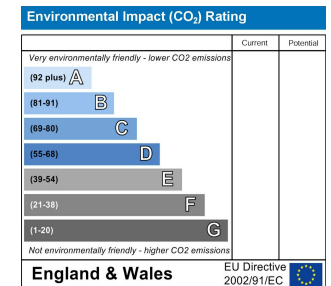
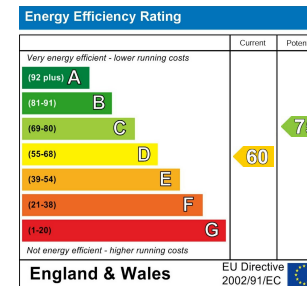
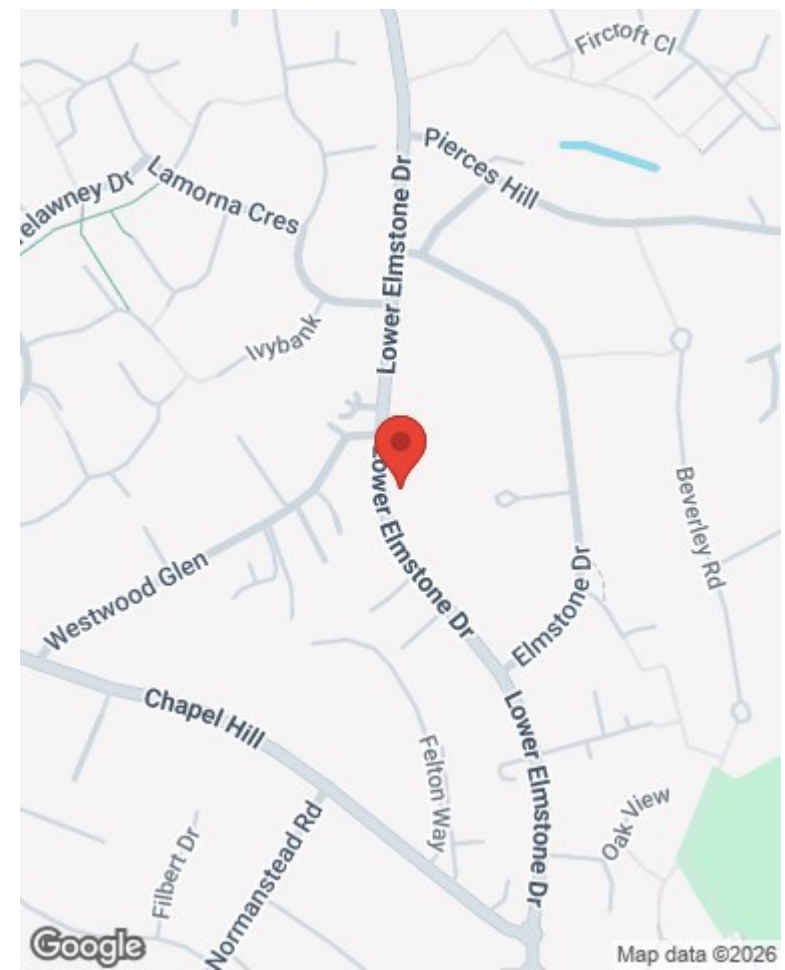
Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment.

Reading Borough Council - Band E





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.



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