



sansome  george

**172 City Road, Tilehurst, Reading, RG31 5SD**  
**Guide Price £450,000 Freehold**

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Residential Sales & Lettings

- Well Presented 3 Bedroom Extended Semi-detached Home
- Front Aspect Living Room
- Kitchen
- UPVC Double Glazed Windows
- Low Maintenance Rear Garden
- Ground Floor Shower Room & First Floor Family Bathroom
- Family Room & Dining Room
- Gas Radiator Central Heating
- Blocked Paved Driveway
- Garage In Nearby Row (At Rear)

Located in the sought after Little Heath area of Tilehurst, this well presented three bedroom semi-detached home has been substantially enhanced by a double storey rear extension, creating spacious and versatile accommodation perfectly suited to modern family living.

Ideally positioned close to highly regarded schools, regular bus services, the picturesque Sulham Woods with its miles of countryside walks and Tilehurst village with its excellent range of local amenities, the property offers both convenience and lifestyle in equal measure.

The accommodation begins with an inviting entrance hall leading to a ground floor shower room, a bright front aspect living room and a separate family room, providing flexible living space for growing families. To the rear, the impressive kitchen and separate dining room featuring twin doors opening directly onto the low maintenance rear garden, ideal for entertaining and everyday living.

Upstairs, the property offers three bedrooms, with bedroom one being of exceptional size, alongside a modern family bathroom. Further benefits include gas radiator central heating throughout.

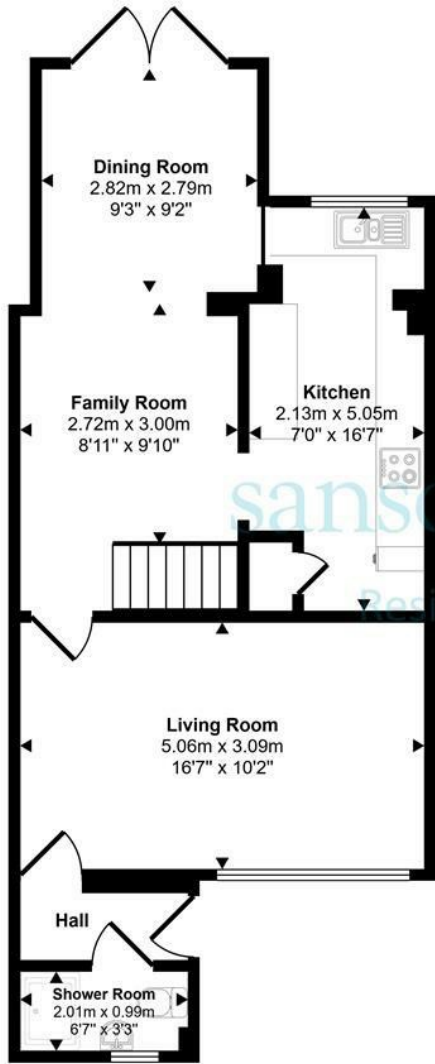
Outside, the rear garden provides access to a garage located in a nearby row, while to the front, a block paved driveway offers ample offroad parking.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

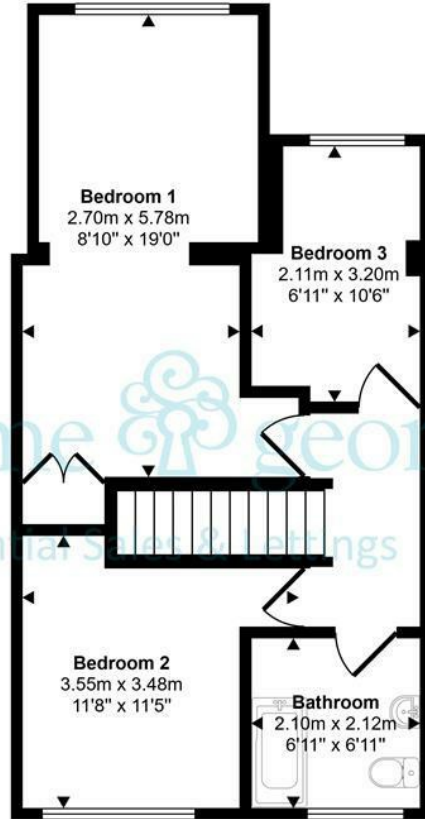
Council Tax Band D - West Berkshire.



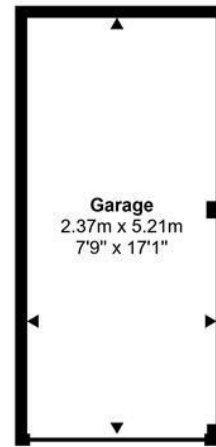
Approx Gross Internal Area  
109 sq m / 1172 sq ft



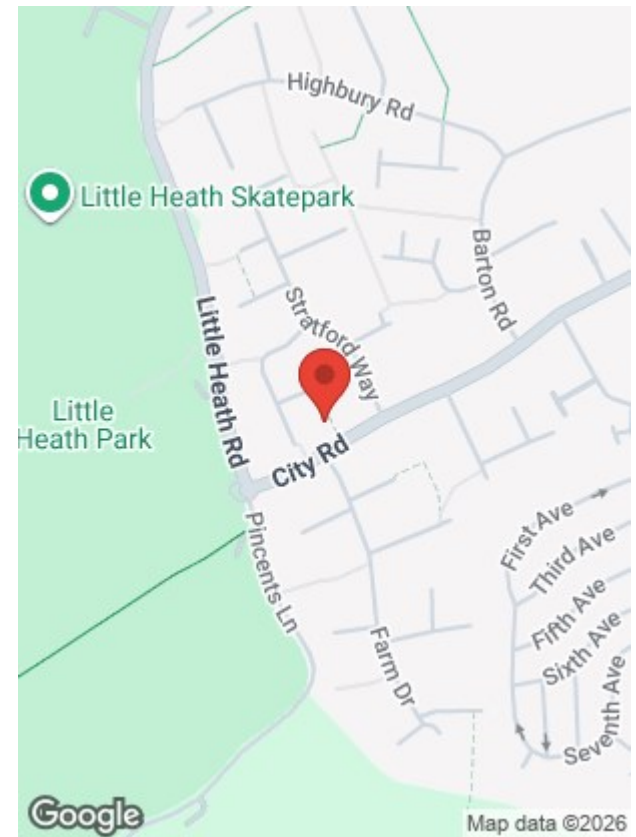
Ground Floor  
Approx 51 sq m / 548 sq ft



First Floor  
Approx 46 sq m / 492 sq ft



Garage  
Approx 12 sq m / 133 sq ft

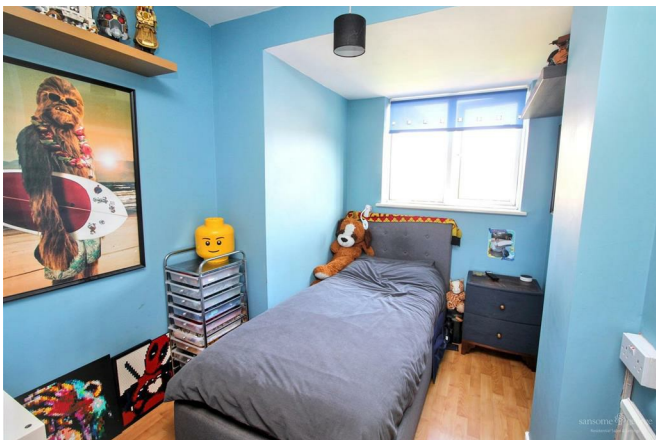
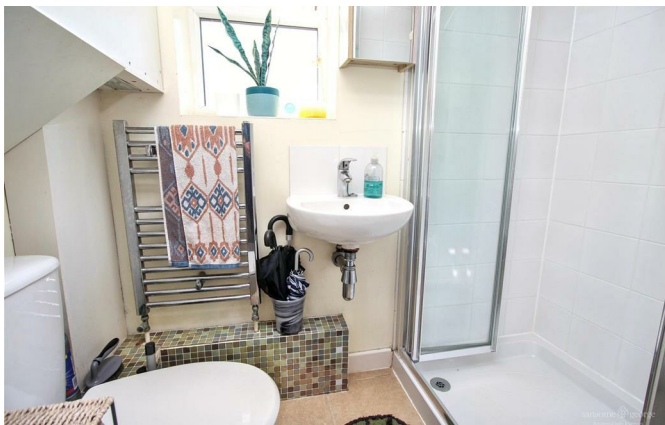


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>67</b>	<b>England &amp; Wales</b>
		<b>76</b>	EU Directive 2002/91/EC

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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