



31 Western Elms Avenue, Reading, Berkshire, RG30 2AL
Guide Price £550,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Semi-detached House
 - Large Drive Way
 - Fitted Kitchen With Stone Worktops
 - Principle Bedroom With Ensuite
 - Great Potential to extend (STPP)
- Tree Lined Road Close To The Station
 - Open Plan Living/ Dining Room
 - Spacious Family Bathroom
 - Large Rear Garden With Side Access
 - Gas Central Heating and UPVC Double Glazing

Offered to the market is this highly sought after and attractive Victorian Semi-Detached property which stands in a favoured tree lined road conveniently situated within close proximity of all amenities. These include regular buses within minutes walk, gyms and reputable schools as well as a wealth of Shops (to include Tesco Extra 24 hour Supermarket), cafes, restaurants and take aways. West Reading Train Station (Newbury, London via Reading mainline) is approximately 5 Minutes walk away and Reading's vibrant Town Centre (with Mainline Train Station) is approximately 1 miles to the east. The M4 Motorway is a simple commute of approximately 10 minutes via the A4 Bath Road nearby.

Having been tastefully kept throughout by the present owners, this fantastic home boasts a desirable blend of original character complemented by stylish modern conveniences. The front door opens to a spacious porch leading to your entrance hall where stairs rise to the first floor and doors lead to a large dual aspect living dining room and kitchen. The living room has front aspect bay window, feature fireplace and bi-fold doors leading out to the garden and the outstanding stone worktop kitchen has access out to the side of the home. This desirable space enjoys great natural light and the shaker style fitted kitchen which includes a full complement of integrated appliances. On the first floor, a side aspect landing services 3 separate bedrooms, these bedrooms are serviced by a separate rear aspect bathroom. Stairs rise from the landing and open to the loft conversion now offering a very large principle bedroom with Dual aspect, built in storage and access to the fitted Ensuite. This room boasts a great ceiling height, natural light and lovely views.

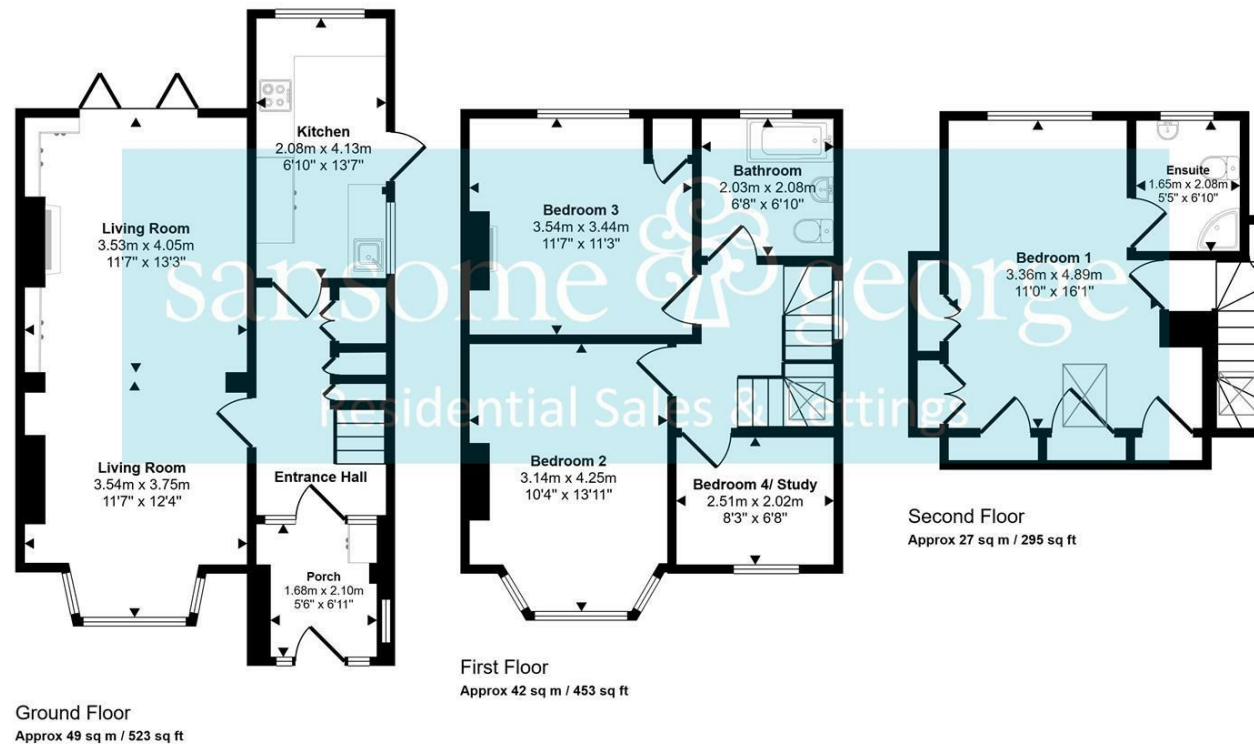
Outside, the landscaped garden is another notable feature of this outstanding property. A sandstone patio spans the rear of the property and continues to the side where a secure gate gives useful access along the side to the front. The lawned garden with planted flower and shrub beds enclosed by brick walls and wooden fencing with a garden shed provides ample room to further extend subject to necessary consents. To the front of the home is an expansive Block paved drive way offering space for several vehicles.

For more information on this beautiful home or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience.

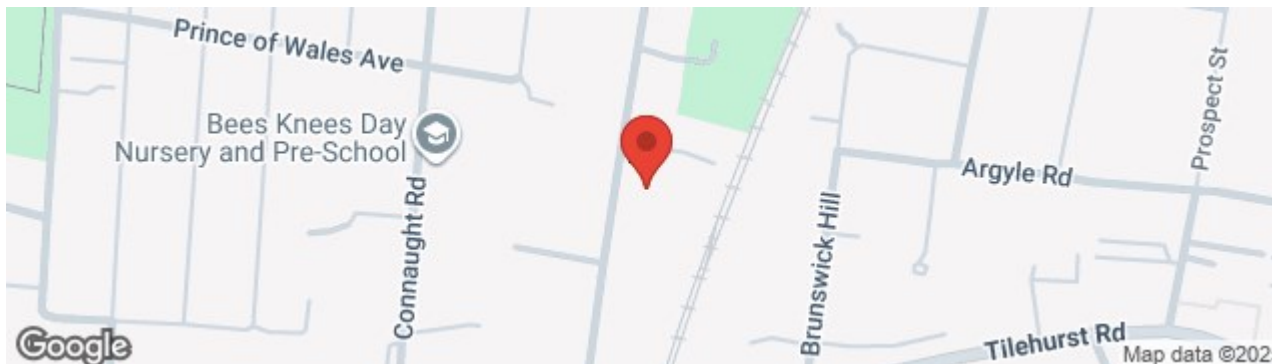
Reading Borough Council - Band D



Approx Gross Internal Area
118 sq m / 1272 sq ft



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.

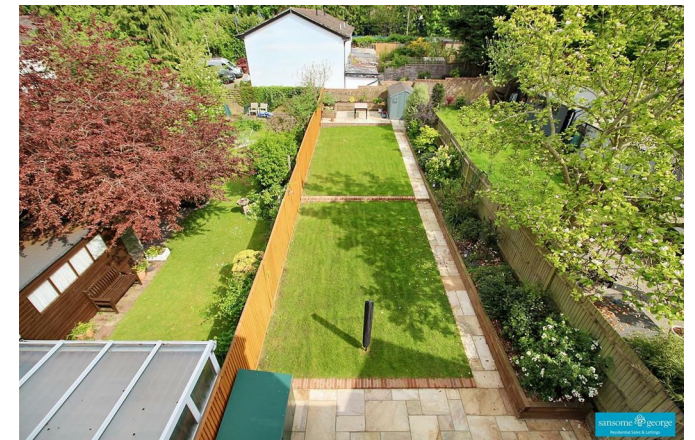


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(11-55) D		
(1-38) E		
(1-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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