



20 Burlington Road, Tilehurst, Reading, RG30 4QG
Offers In Excess Of £350,000 Freehold

sansome & george
Residential Sales & Lettings

- Sought-After Ex-Local Authority Semi-Detached Home
- Close To Tilehurst Village Amenities.
- Modern Kitchen/Breakfast Room
- Re-Fitted Shower Room
- Ample Driveway Parking

- No Onward Chain
- Open-Plan Living Room
- Two Double Bedrooms
- Fully Enclosed Rear Garden
- Potential For Extension (Subject To Planning Consent)

Offered to the market with the added benefit of no onward chain, this sought-after ex-local authority semi-detached home enjoys a convenient and established residential setting within easy walking distance of Tilehurst Village amenities and several regular bus services. Reading Town Centre is approximately 4 miles to the east, with the M4 reachable in around 10 minutes via the nearby A4 Bath Road.

The accommodation comprises an entrance hall with stairs rising to the first floor, leading into an open-plan living room that flows through to a modern, re-fitted kitchen/breakfast room. This stylish space provides an excellent range of storage cupboards and generous worktop areas, with a UPVC double-glazed side door opening onto the landscaped rear garden. The first floor features two double bedrooms, both serviced by a fantastic re-fitted shower room.

The exterior is equally impressive, featuring a fully enclosed rear garden with a shingled path leading to a spacious shingled area and a lawned section. Mature evergreen trees provide privacy along the borders, while a wooden shed offers versatile storage or could easily be converted into a summer house or home office. Additionally, a brick shed with two separate sections provides further storage options. Gated side access leads to the front of the property, which boasts ample driveway parking and an additional lawned area.

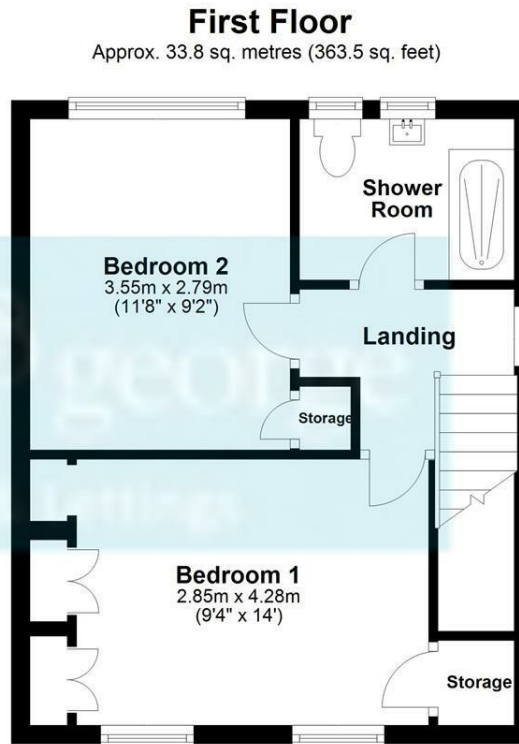
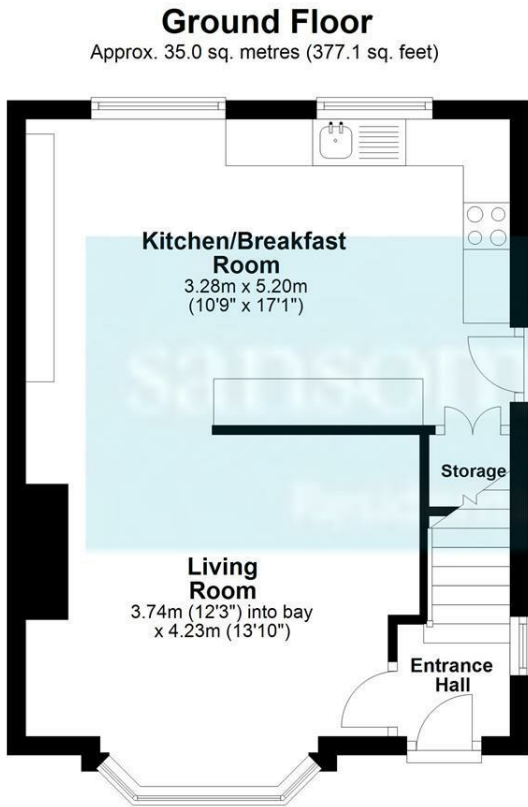
This property also offers excellent potential for future enlargement, including options for a single-storey rear extension or a side extension, subject to the usual planning consents.

For further information or to arrange a viewing, please contact Sansome & George Estate Agents.

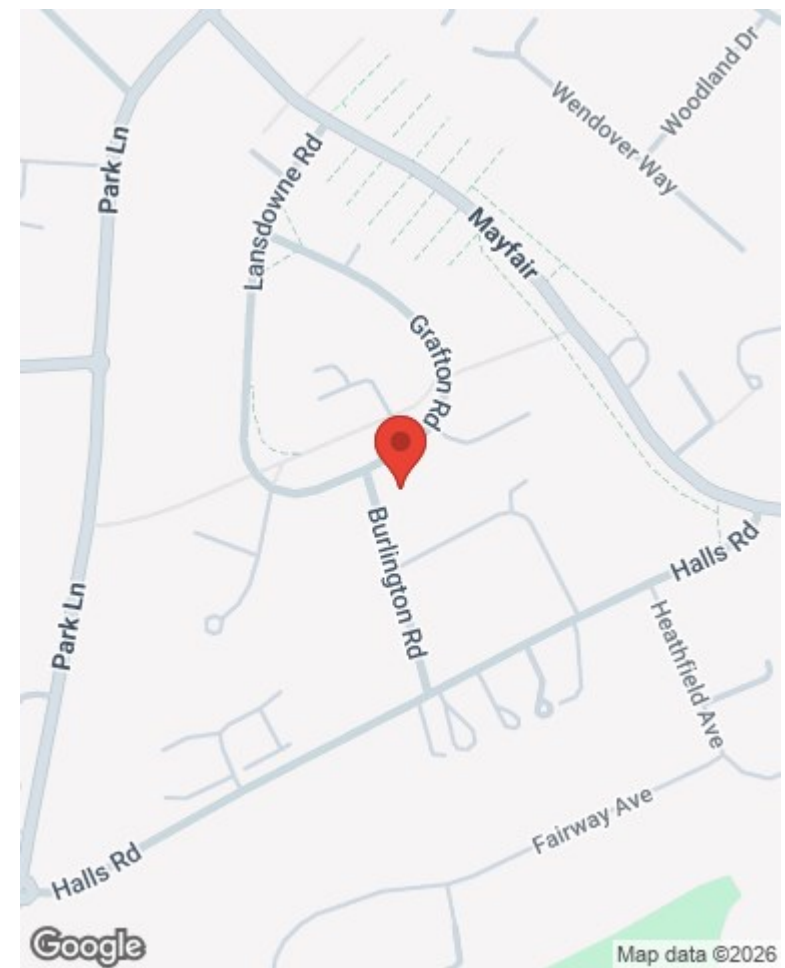
** Please note, photographs shown are pre-tenancy **

Reading Borough Council – Band C





Total area: approx. 68.8 sq. metres (740.6 sq. feet)



| 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 | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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