



**172 City Road, Tilehurst, Reading, RG31 5SD**  
**Guide Price £440,000 Freehold**

**sansome & george**  
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.

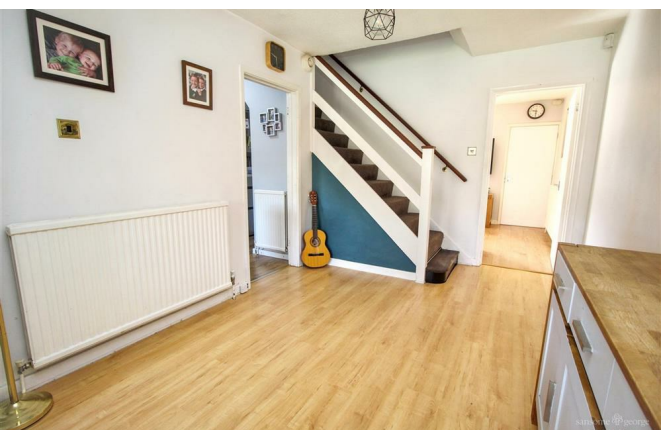
Externally, the property benefits from a landscaped rear garden designed for low maintenance, being fully enclosed and featuring an artificial lawn, patio area, and gated side access. The garden also provides access to a garage located in a nearby row. To the front, there is a block paved driveway providing ample off road parking.

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

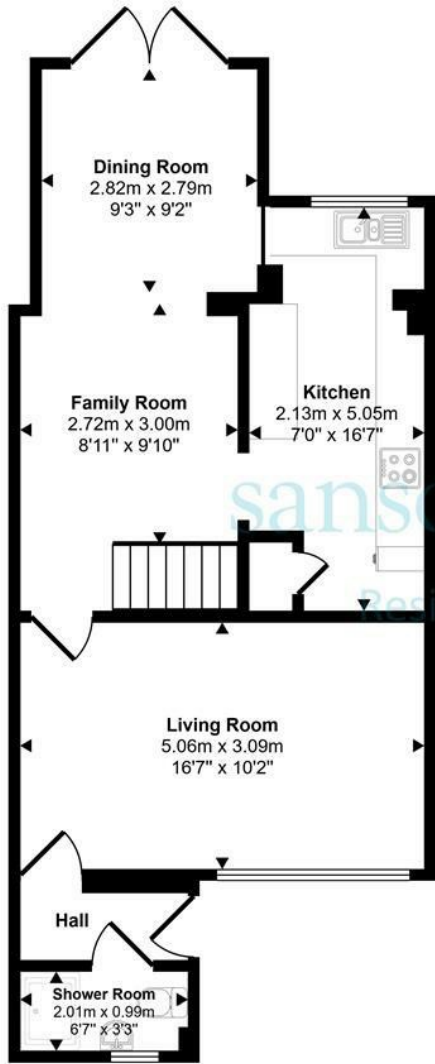
Council Tax Band D - West Berkshire.

**Purchasers Note:-**  
Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

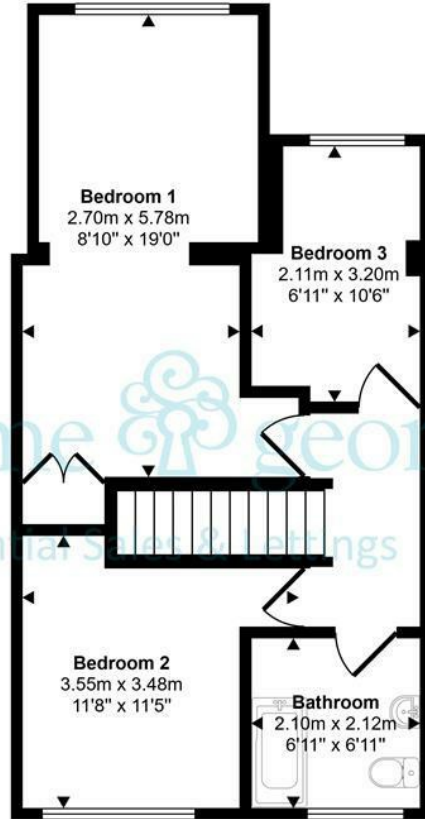
Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.



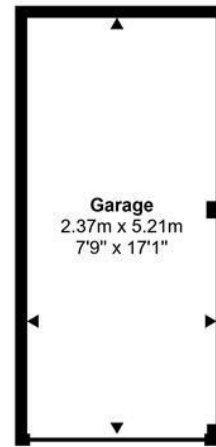
Approx Gross Internal Area  
109 sq m / 1172 sq ft



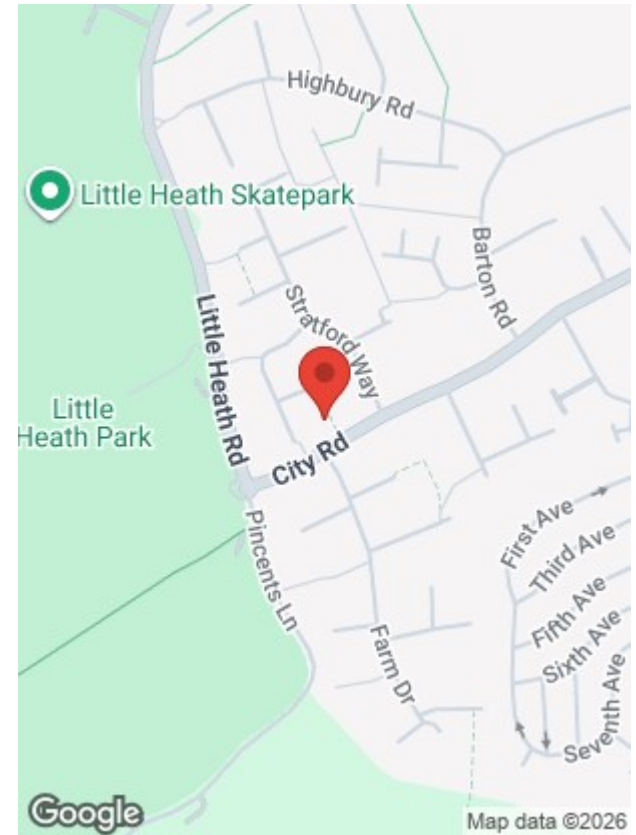
**Ground Floor**  
Approx 51 sq m / 548 sq ft



**First Floor**  
Approx 46 sq m / 492 sq ft



**Garage**  
Approx 12 sq m / 133 sq ft

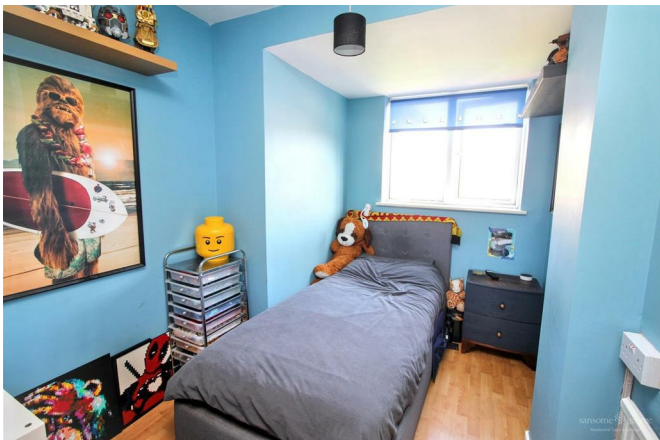
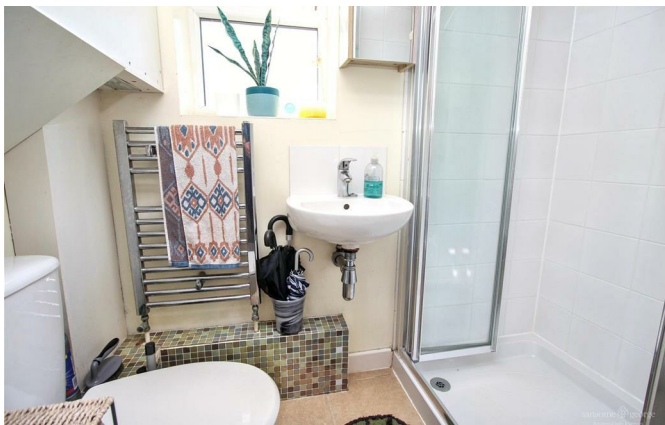


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80)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

**Misrepresentation and Misdescriptions Acts**

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