

3 Larissa Close, Tilehurst, Reading, RG31 6LE
Guide Price £550,000 Freehold

sansome george
Residential Sales & Lettings

- Extended Detached House
- No 'Onward Chain' Complications
- Entrance Hall With Cloakroom, Utility & Integral Store/Garage
- Open Plan Kitchen/Breakfast Room With Roof Lantern & Bi-fold Doors
- Re-fitted En-suite & Bathroom
- Comprehensively Updated Throughout
- Convenient Cul-De-Sac Location
- Dual Aspect Living Room
- 4 Well Proportioned Bedrooms
- Landscaped Garden & Driveway Parking



Having been comprehensively and stylishly updated throughout yet remaining a practical home, this 'turn key' extended detached property of 1646 sq. ft. (153 sq. m.) is offered to the market with the added advantage of no 'onward chain' complications.

Situated in the suburb of Tilehurst, and boasting a tucked away position within an exclusive cul-de-sac abutting Arthur Newbery Park, this desirable home is ideally located within walking distance of Tilehurst Village providing a wealth of conveniences and amenities and is also within well regarded school catchments. Several frequent bus services are also nearby, Tilehurst train station (Reading, Oxford, Paddington) is under 1 mile and junction 12 of the M4 motorway is a simple commute of 3 miles by car.

The property is approached via an open gravel driveway with raised sleeper beds which provides parking for several vehicles, access to an integral store/garage with electric roller door, secure side gate giving access to the rear garden, and leads to the front door. The welcoming entrance hall has stairs rising to the first floor and doors to all ground floor rooms which comprises of cloakroom, utility room with side aspect courtesy door and door to integral store, and the main reception space which includes a spacious dual aspect living room which opens to well appointed high specification rear aspect fitted kitchen with roof lantern, side aspect bi-folding doors, and opens to the breakfast room. New internal doors, joinery and engineered oak flooring throughout the ground floor provides great continuity and practicality. On the first floor, a generous central landing services four separate well proportioned bedrooms and a contemporary fully tiled three piece bathroom. Bedroom 1 also features a re-fitted en-suite shower room. Outside, the enclosed rear garden is laid mainly to lawn with a paved patio from the bi-folding doors which extends into the garden and continues across the rear of the property to the side pathway.

Please contact Sansome & George Estate Agents to arrange a viewing appointment at your earliest convenience or to discuss the superb property in more detail. Further information is available at www.btgeddisonspropertyauctions.com/properties/202403111255sq_38jd-251126/for-auction-reading

Reading Borough Council - Band F

Purchasers Note:-

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type. Binding contracts will be exchanged at the point of sale. All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees
The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:
• 5% deposit (subject to a minimum of £5,000) • Buyer's Fee of 2.4% inc. VAT of the purchase price
There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information









sansome george
Residential Sales & Lettings

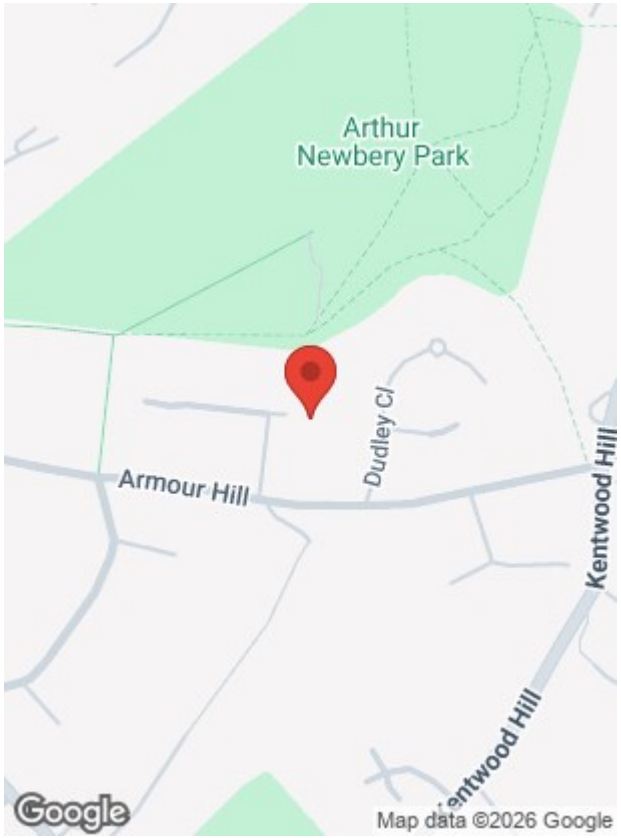
Approx Gross Internal Area
153 sq m / 1643 sq ft

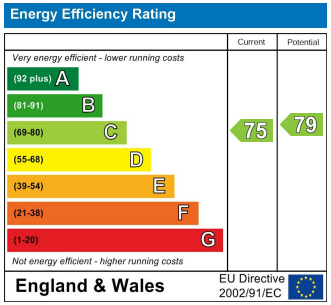


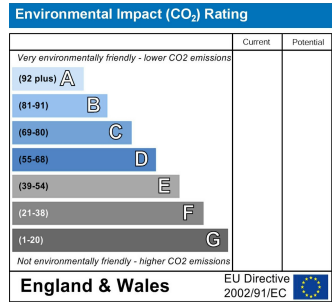
Ground Floor
Approx 85 sq m / 919 sq ft

First Floor
Approx 67 sq m / 724 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.

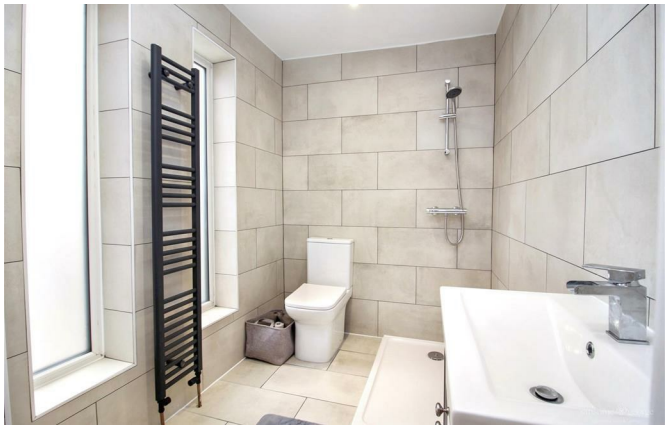






Misrepresentation and Misdescriptions Acts
Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

sansome george
Residential Sales & Lettings








9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome george
Residential Sales & Lettings