



**54 Elmstone Drive, Tilehurst, Reading, RG31 5NY**  
**Guide Price £450,000 Freehold**

**sansome  george**  
Residential Sales & Lettings

- No Onward Chain
- Potential To Further Extend
- Modern Re-fitted Kitchen
- Private Rear Garden
- Gas Central Heating

- 3/4 Bedroom Semi Detached House
- Large Living/Dining Room
- Downstairs Shower room
- Single Garage with Power
- Double Glazing

Situated in a highly sought after location close to a range of local amenities, this extended Three/quarter bedroom semi-detached home, offers generous living space and excellent potential for modernisation. Ideally positioned near shops, restaurants, bus services, and the beautiful open countryside of nearby Sulham, it is also within the catchment area of well-regarded schools, including the Ofsted-rated 'Outstanding' Birch Copse Primary School.

This well loved property has been thoughtfully extended to the side/rear creating a spacious and flexible family home. Upon entering, the airy entrance hall leads to; an open plan living dining room featuring patio doors overlooking the garden, modern refitted kitchen, internal lobby, downstairs Shower room next to the optional bedroom 4/study you also have internal access the single garage.

Upstairs, the first floor provides three separate bedrooms, an updated family bathroom and a modern separate WC, perfectly suited to growing families. The home benefits from gas radiator central heating and double-glazed windows throughout, enhancing comfort and energy efficiency.

Externally, the front garden is laid to lawn with mature shrubs, while a driveway offers off road parking and access to the garage, which is fitted with light and power. To the rear, the established garden is a private haven, featuring an established lawn, mature trees and shrubs providing seclusion, and a patio area ideal for outdoor dining.

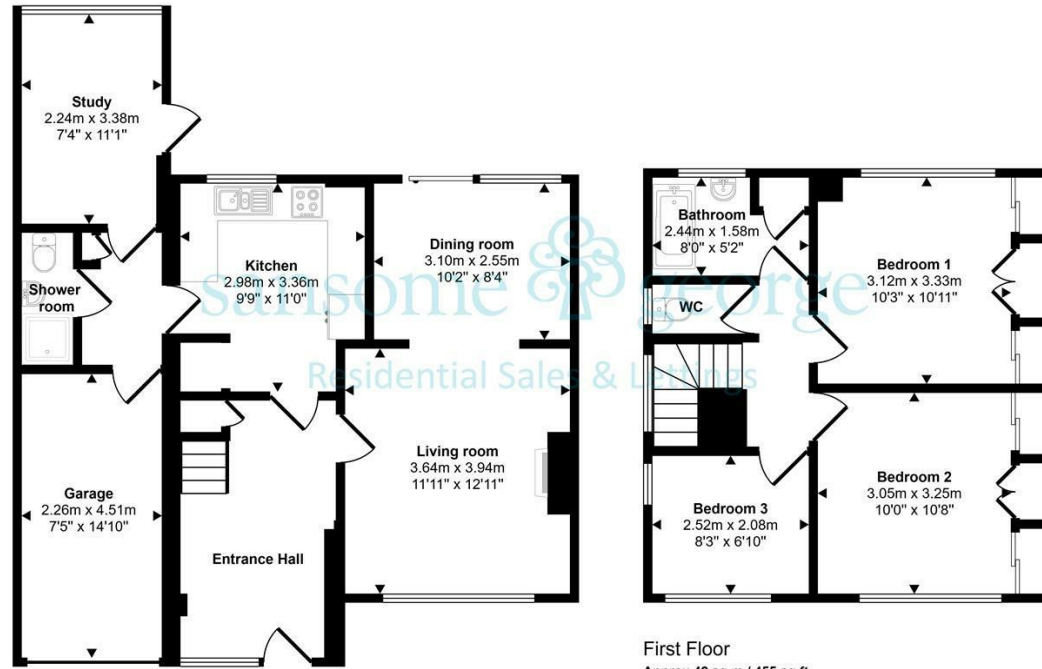
This spacious and well located home is offered with no onward chain, presenting a fantastic opportunity for buyers looking to personalise and update a solid family property in a desirable location.

Please contact Sansome & George Tilehurst branch for further information or to arrange a viewing.

Council Tax Band D - West Berkshire.



Approx Gross Internal Area  
112 sq m / 1208 sq ft



Ground Floor  
Approx 70 sq m / 753 sq ft

First Floor  
Approx 42 sq m / 455 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	55	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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