



122 Cotswold Way, Tilehurst, Reading, Berkshire, RG31 6SR
Offers In Excess Of £450,000 Freehold

sansome & george
Residential Sales & Lettings

- Sought After Extended Semi Detached House
- Desirable Tree Lined Address
- Open Plan Living Room To Dining Area To Kitchen
- Utility Room & Cloakroom
- Westerly Aspect Rear Garden

- Offered With No 'Onward Chain'
- Within 1 Mile Of Train Station & Other Amenities
- Versatile Seperate Reception Room / Study / Bedroom 4
- 3 Bedrooms With En-suite To Bedroom 1
- Driveway Parking For 2 Cars

This extended semi detached property of 1133 sq. ft. (105 sq. m.) is offered to the market with the advantage of no 'onward chain'. Situated on a favoured tree lined address to the western side of the suburb of Tilehurst, this popular 'Cooks' built house is conveniently located within approximately 10 minutes walk of a wealth of amenities and services. These include a local parade of shops with cafe, a 'Tesco Express', regular bus services, well regarded primary and secondary schools, sports centre with gym, social club, recreation ground and playground, and miles of open countryside and woodland in nearby Sulham. Tilehurst train station (Reading, London Paddington, Oxford, Didcot), and Tilehurst Village with a further range of amenities are both conveniently within circa 20 minutes walk. The neighbouring Thames side village of Pangbourne is circa 2 miles, Junction 12 of the M4 Motorway and Calcot Retail Park 3.5 miles, and Reading Town Centre under 5 miles.

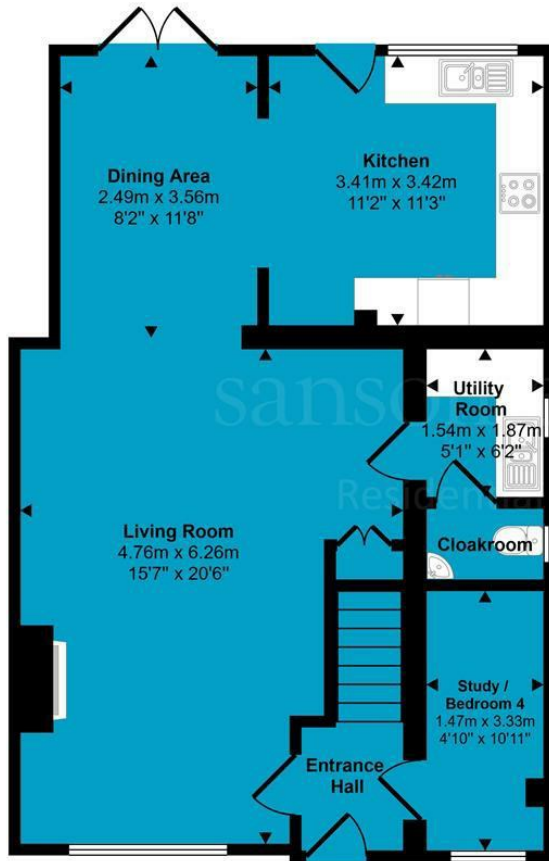
Having already been extended by double storey to the side and single storey to the rear, this spacious and versatile home is approached via driveway providing parking for 2 cars. The front door opens to a entrance hall with stairs rising to the first floor and doors to the living room and a separate reception room currently used as a fourth bedroom but also suited for use as a study, dining room or playroom. The remainder of the ground floor space is mainly open plan with a generous front aspect living room opening to a dining area with rear aspect French doors to the garden and also opening to a spacious rear aspect kitchen. A door from the living room leads to a utility room and in turn a ground floor cloakroom. On the first floor, the landing features a 'velux' roof light window and splits to give access to 3 bedrooms and a rear aspect bathroom. Bedroom 1 benefits from an en-suite shower room. Outside, the rear garden comprises of a paved patio spanning the rear of the property with retaining wall and 3 steps leading up to a lawned garden enclosed by wooden fencing.

Please contact Sansome & George Estate Agents to discuss this property in more detail or to arrange a viewing appointment.

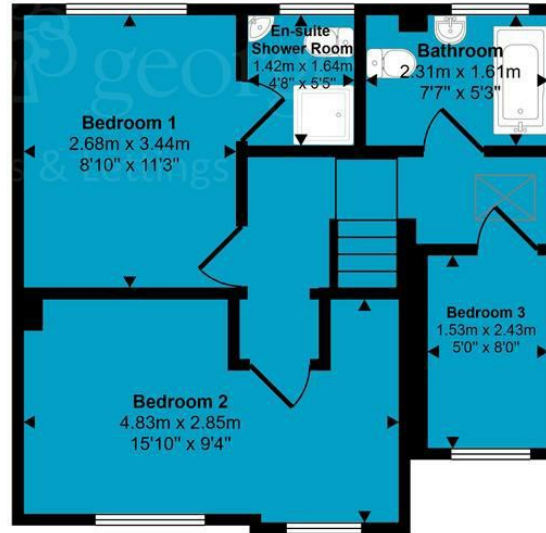
West Berkshire Council - Band C



Approx Gross Internal Area
105 sq m / 1133 sq ft

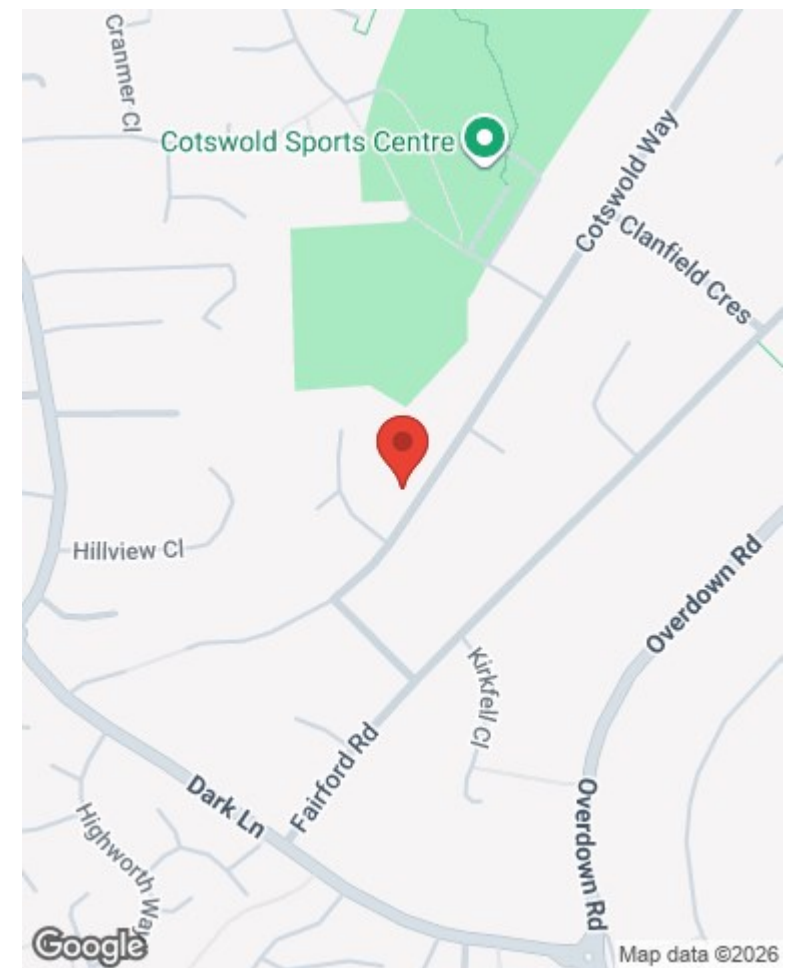


Ground Floor
Approx 64 sq m / 691 sq ft



First Floor
Approx 41 sq m / 441 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	

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	

Misrepresentation and Misdescriptions Acts

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