



221 Overdown Road, Tilehurst, Reading, RG31 6NU
Offers In Excess Of £425,000 Freehold

sansome & george
Residential Sales & Lettings

- Semi Detached 'Cooks' Built Home
- Spacious 21' Open Plan Living Room
- Ground Floor Cloakroom
- Private Fully Insulated Home Office
- Close To Schools, Shops & Cafes

- Extended Modern Kitchen/ Breakfast room
- Three Good Sized Bedrooms
- Landscaped Rear Garden
- Driveway Parking For Several Vehicles
- Walking Distance To Tilehurst Train Station

Ideally located within walking distance of Tilehurst Train Station, offering regular services to London Paddington, Reading, Oxford, and Didcot, this well-presented 'Cooks'-built semi-detached home is set in a sought-after residential area. The property also benefits from nearby regular bus routes, access to reputable primary and secondary school catchments, and a variety of local amenities including convenience stores, cafés, restaurants, and takeaways, all just a short stroll away. Tilehurst Village, with its wider range of shops and services, lies within 2 miles, Reading town centre is approximately 4 miles away, and Junction 12 of the M4 motorway can be reached in under 10 minutes by car. Scenic Sulham Woods and the picturesque Thames-side villages of Purley and Pangbourne are also close by, offering beautiful countryside walks within an Area of Outstanding Natural Beauty.

The home is set back from the road and accessed via a private driveway, which provides off-road parking for multiple vehicles. A secure side gate leads through to the attractive rear garden. Internally, the front door opens into a welcoming entrance hall with stairs rising to the first floor and access to the main ground floor accommodation. This includes a spacious 21' open plan living room, a ground floor cloakroom, and a modern kitchen and breakfast room which has been extended to the rear. The kitchen is fitted with an extensive range of units and ample worktop space, and benefits from direct access via patio doors to the beautifully landscaped garden. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all serviced by a contemporary three-piece family bathroom with a shower over the bath.

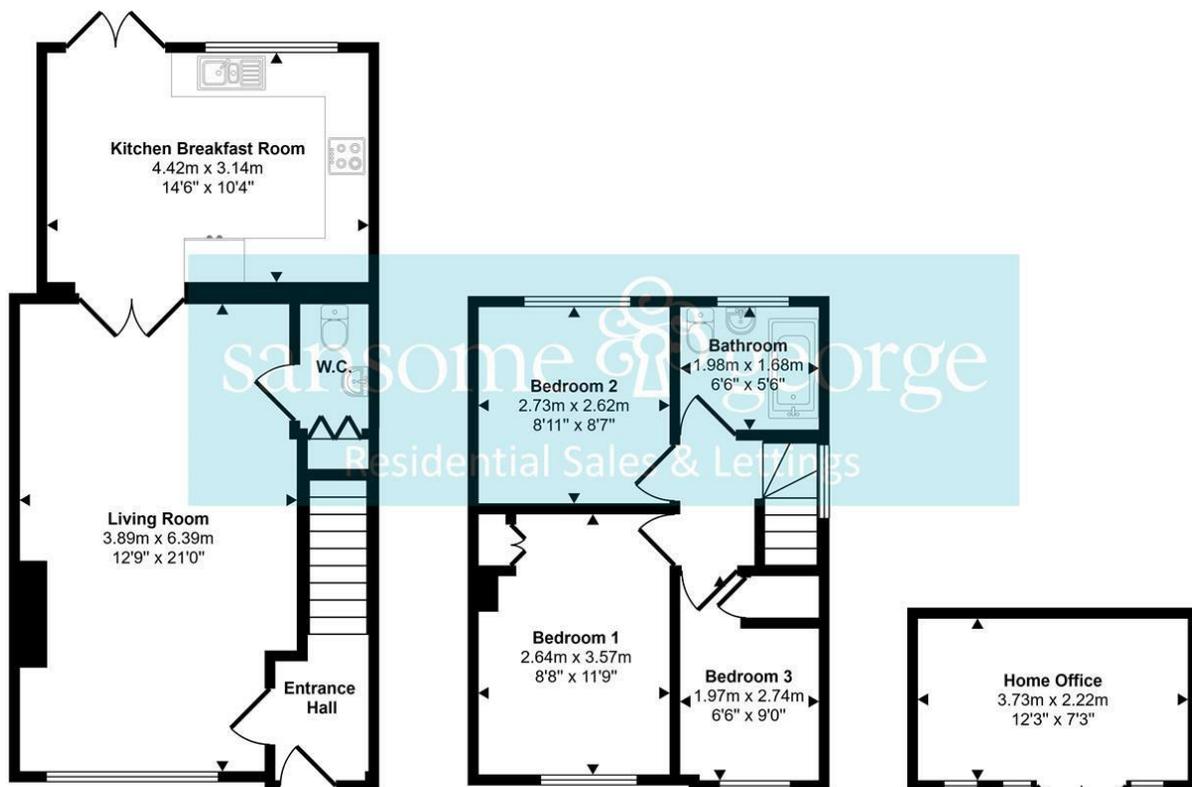
The rear garden is a particular highlight, beautifully landscaped and thoughtfully arranged over multiple tiers. Enclosed by fencing for privacy, the garden features a variety of mature plants and shrubs, a patio area ideal for outdoor dining, and steps leading up to a gently sloping lawn with a raised ornamental pond. A second, elevated patio area sits at the top of the garden, providing a peaceful seating spot with elevated views, perfect for relaxing or entertaining. Nestled at the top of the garden is a superb, fully insulated home office. Offering a quiet, private space separate from the main house, this versatile outbuilding is ideal for remote working, creative pursuits, or as a hobby room. It benefits from power and lighting, creating a comfortable environment for year-round use.

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

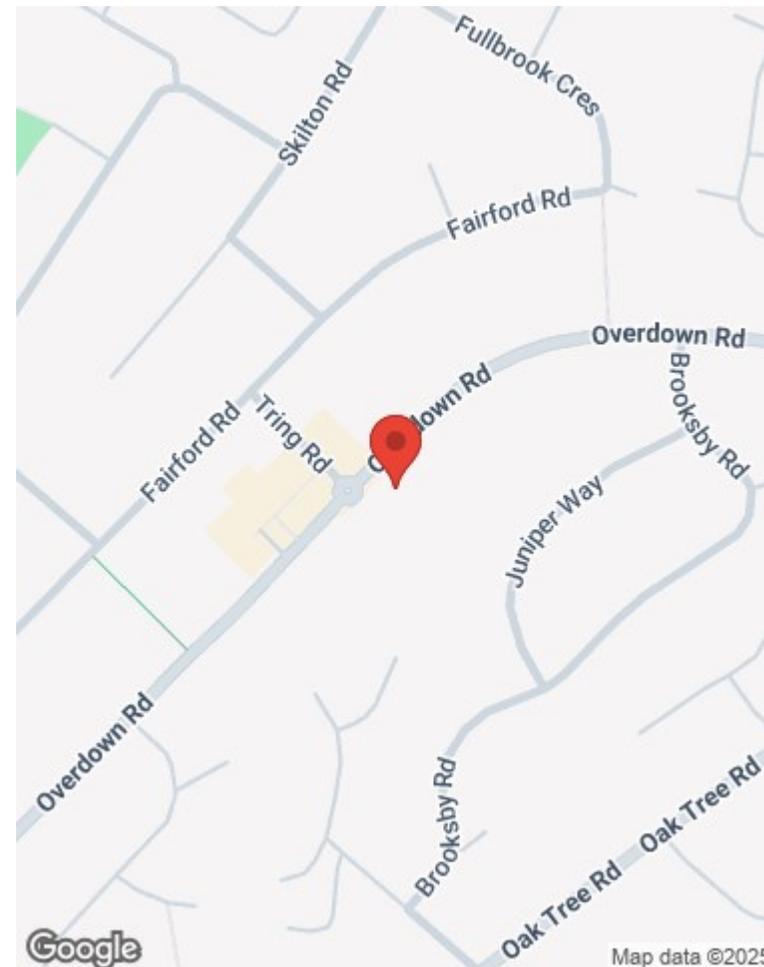
West Berkshire Council - Council Tax Band: D



Approx Gross Internal Area
85 sq m / 917 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	
		65	80

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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