



22 Ainsdale Crescent, Southcote, Reading, RG30 3NG
£380,000 Freehold

sansome & george
Residential Sales & Lettings

- 'Cooks' Built Semi Detached House
- Entrance Hall With Staircase
- Open Plan Kitchen/Diner With French Doors To Garden
- 3 Well Proportioned Bedrooms
- Driveway Parking For 2 Cars
- Larger Than Average South Westerly Aspect Rear Garden
- Front Aspect Living Room
- Cloakroom, Utility Room Plus Lobby
- Fully Tiled First Floor Bathroom
- Sought After Cul-De-Sac Close To Amenities

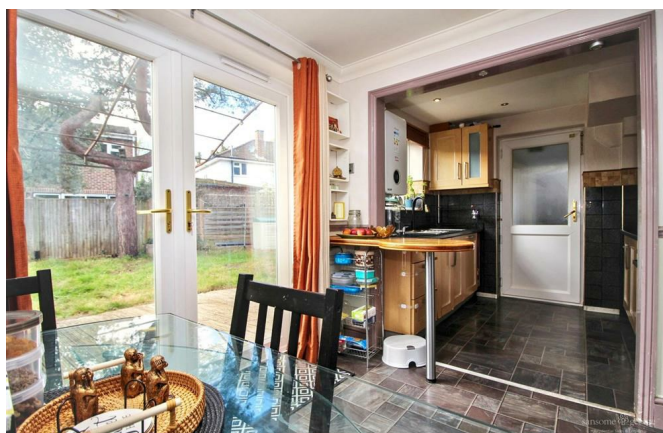
A sought after and extended semi detached house located at the foot of a desirable tree lined cul-de-sac within close proximity of several bus routes, reputable schools, Prospect Park and Linea Park plus miles of open countryside and The Holy Brook, as well as a range of local conveniences to include gyms, supermarkets, cafés, pubs and restaurants. Reading town centre circa 3 miles to the east and Junction 12 of the M4 motorway can be reached in under 10 minutes by car via the nearby A4 Bath Road.

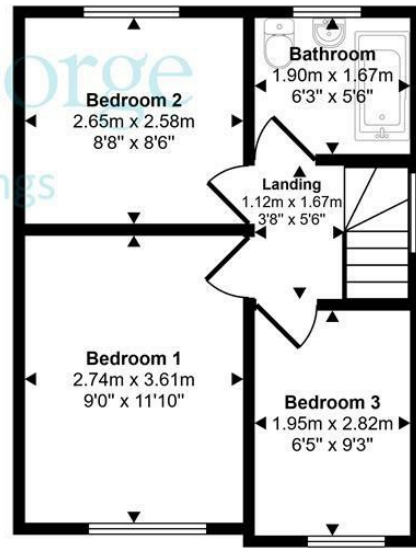
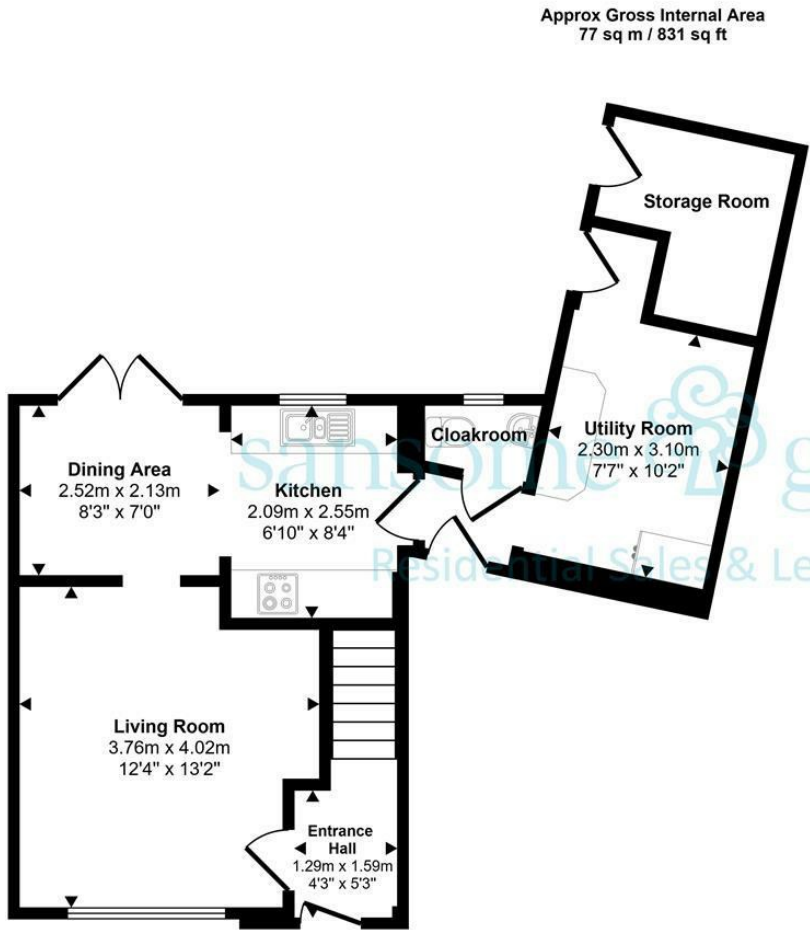
Having been slightly extended yet offering opportunity for future enlargement (subject to necessary consents), the property is approached via a private driveway providing parking for 2 vehicles. The front door opens an entrance hall where stairs rise to the first floor and a door accesses a spacious front aspect living room. A concealed sliding door leads to the dining area with French doors to the Garden and is open plan to the fitted kitchen which features integrated gas hob, electric oven and dishwasher. A door from the kitchen opens to a lobby which leads turn open to a handy utility room/pantry (formerly garage), a useful separate cloakroom, and a courtesy door to the driveway. On the first floor, a side aspect landing services three well proportioned bedrooms and a separate rear aspect three piece bathroom which includes a shower over bath and a heated towel rail.

Outside, the larger than usual rear garden is enclosed by wooden panel fencing and enjoys a predominantly south westerly. A deck area adjoins a mainly lawned garden with an established pine tree. A door accesses to a self contained storage room behind the utility room.

Please contact Sansome & George Estate Agents at your earliest convenience for further information or to arrange a viewing appointment.

Reading Borough Council - Band C

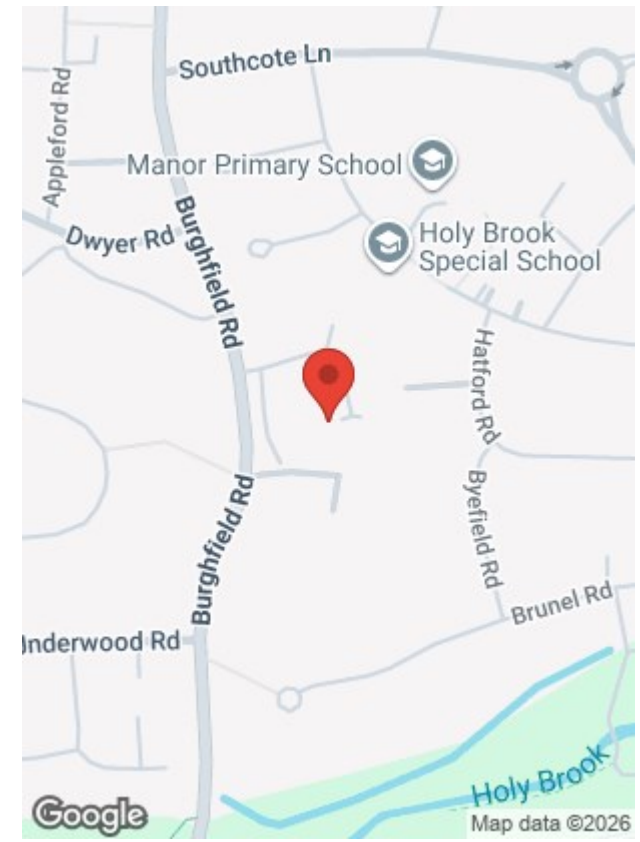




Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 30 sq m / 328 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	89	England & Wales
		67	EU Directive 2002/91/EC



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