



54 City Road, Tilehurst, Reading, Berkshire, RG31 5HB
Offers In Excess Of £425,000 Freehold

sansome & george
Residential Sales & Lettings

- Semi Detached House
- Sought After School Catchments
- Block Paved Driveway & Car Port
- Open Plan Kitchen/Diner
- Dual Aspect Bathroom
- No 'Onward Chain' Complications
- Sizable Rear Garden
- Living Room With Bay Window
- 3 Well Proportioned Bedrooms
- UPVC Double Glazing & GRCH (n/t)

With the added advantage of no 'onward chain' complications, this desirable semi-detached house of just under 1000 sq ft (92 sq m) of accommodation is located in the highly sought after primary and secondary school catchments (to include Birch Copse, Springfield, St. Pauls and Little Heath Schools) as well as being within close proximity of playing fields leadings to open countryside as well as local convenience stores, pubs, take aways and several regular bus services Including very close access to the 17 and 33 bus routes . The property is also a 2 mile commute by car to Junction 12 of the M4 motorway, Tilehurst Train Station and approximately 10 minutes walk from Tilehurst Village with a further range of amenities.

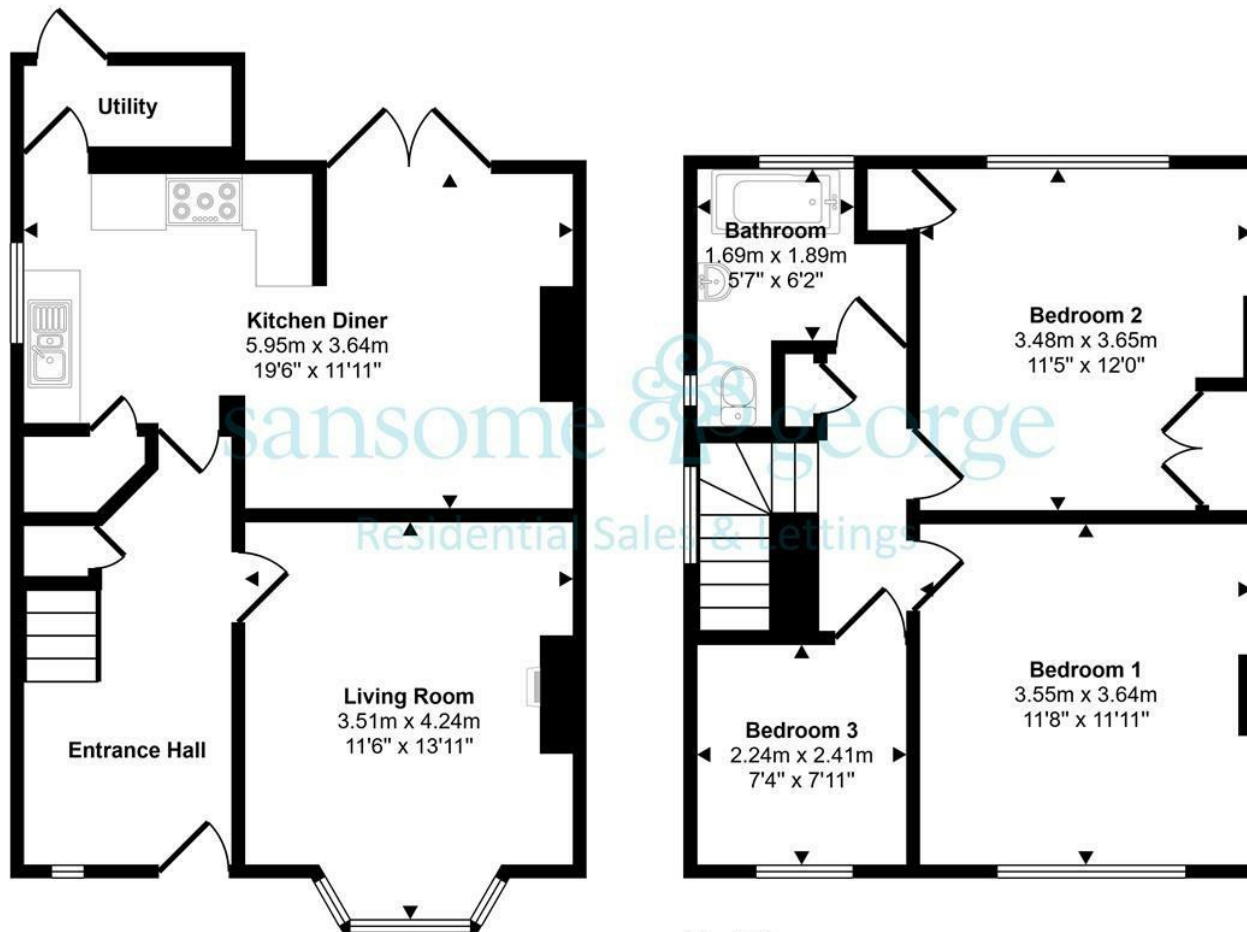
The property has been significantly refreshed throughout, featuring brands new flooring in every room. Approached via block paved frontage providing driveway parking for 3 cars and with double gates to a useful car port opening to the rear garden, the front door opens to the entrance hall where a staircase rises to the first floor and doors lead to the Living Room with front aspect bay window and feature fireplace, and the kitchen. The open plan Kitchen/Dining area spans the rear of the property and features a range of modern units with solid wood block work top surfaces, range cooker, plumbing for dishwasher, access to under stairs storage and also a separate utility space with courtesy door to the garden. The kitchen space opens to a dining area with feature fireplace and rear aspect French doors to the rear garden. New wood effect laminate flooring flows from the entrance hall and continues into the kitchen/diner giving great continuity and practicality. On the first floor, the side aspect landing services 3 well proportioned bedrooms and a dual aspect bathroom which includes shower over bath and a heated towel rail. Outside, the sizable rear garden is another notable feature of this desirable home. Enclosed by wooden fencing and laid mainly to lawn with a timber built shed at the bottom and a patio seating area from the French doors.

With great potential future enlargement (subject to necessary consents) if so desired with opportunity to extend to the rear, side or into the loft space with many neighboring homes having already done so, this popular home must be seen. Please contact Sansome & George for more information or to arrange a viewing appointment.

West Berkshire Council - Band D



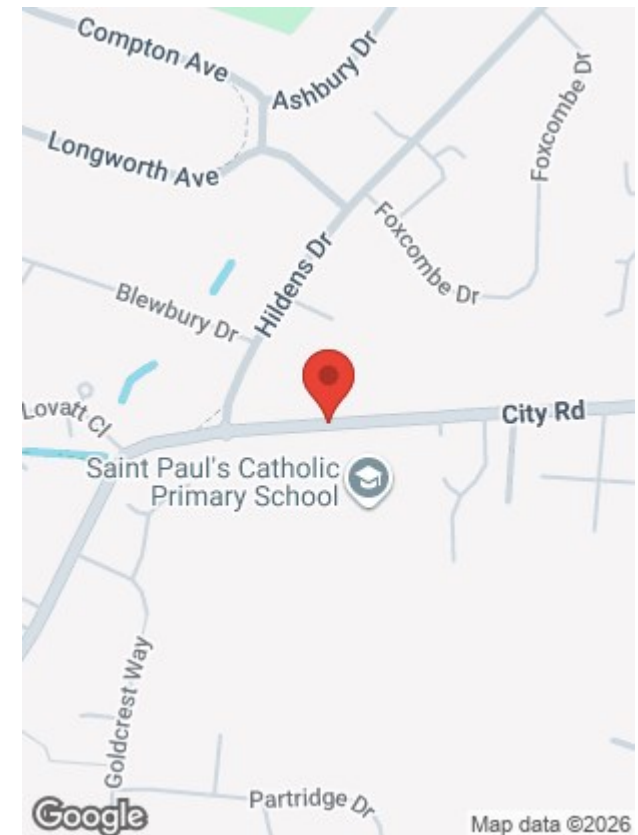
Approx Gross Internal Area
92 sq m / 987 sq ft



First Floor
Approx 44 sq m / 474 sq ft

Ground Floor
Approx 48 sq m / 513 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			
(92 plus) A		86	(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			
England & Wales		EU Directive 2002/91/EC	England & Wales

Environmental Impact (CO ₂) Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		73	(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 environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales

Misrepresentation and Misdescriptions Acts

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