



809 Oxford Road, Tilehurst, Reading, Berkshire, RG30 6TU
Guide Price £350,000 Freehold

sansome & george
Residential Sales & Lettings

- No Onward Chain
 - Well Presented Throughout
 - Modern Kitchen Dining Room
 - Contemporary Shower Room
 - Off Road Parking
- Three Bedroom Terrace Home
 - Bay Fronted Living Room
 - Downstairs Cloakroom
 - South Facing Rear Garden
 - Close To Tilehurst Railway Station

A well-presented bay-fronted three-bedroom mid-terrace home, ideally positioned in a popular non-estate location within walking distance of Tilehurst Railway Station, offering direct links to London Paddington and Oxford. Frequent bus services (No. 16), local shops, and reputable schools are all just minutes away.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor, a cloakroom, an attractive bay-fronted living room, and a rear-aspect kitchen/dining room with a range of high and low storage cupboards and an island, with patio doors opening onto the landscaped rear garden. Upstairs offers three well-proportioned bedrooms and a contemporary shower room fitted with a monsoon shower.

Externally, the property has a sizeable, fully enclosed south-facing rear garden with lawn, patio, and fence panels which is ideal for outdoor entertaining. To the front, there is off-road parking.

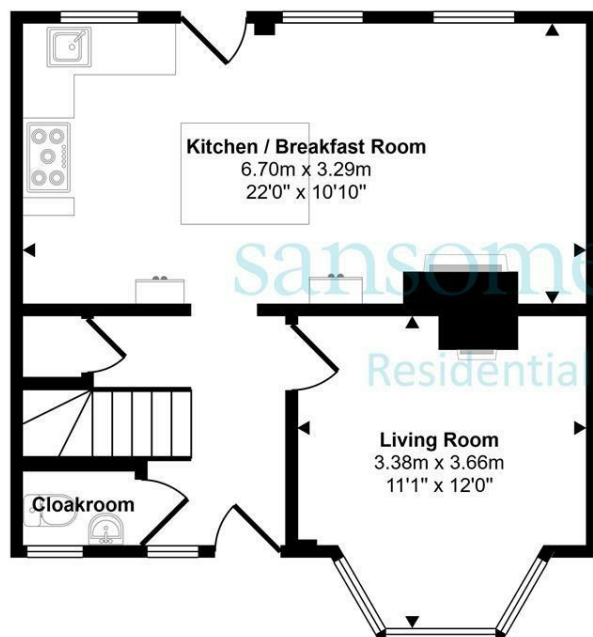
The property benefits from underfloor heating in the entrance hall and kitchen/dining room, gas central heating, and UPVC double glazing throughout. It is offered with no onward chain.

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

West Berkshire Council Band C
Purchaser's Note: The home is of standard Brick construction.



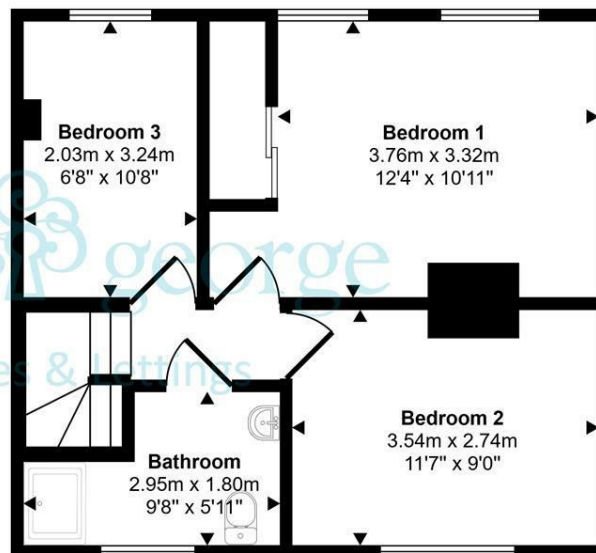
Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor

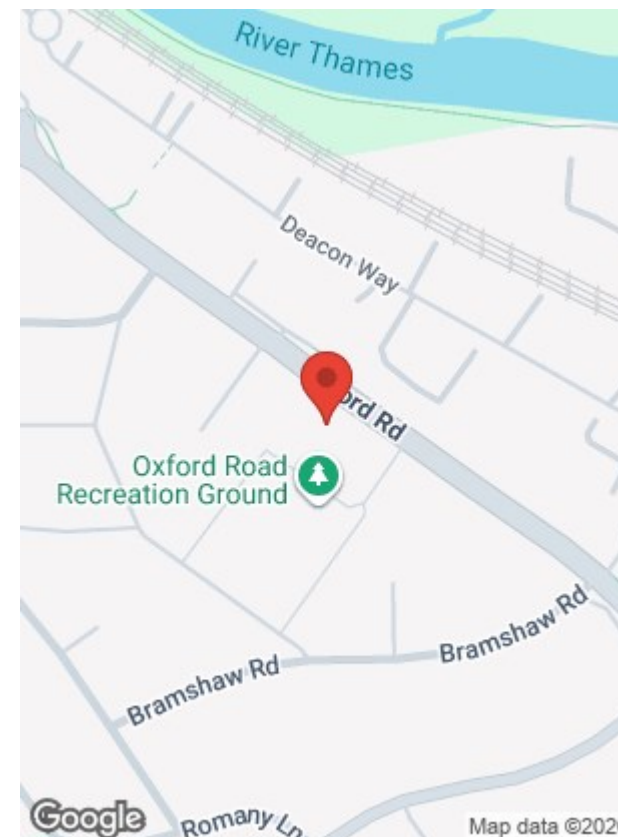
Approx 43 sq m / 462 sq ft

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.



First Floor

Approx 41 sq m / 443 sq ft

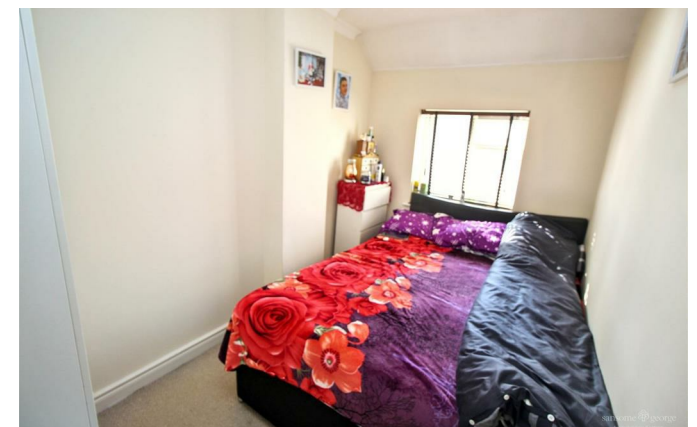
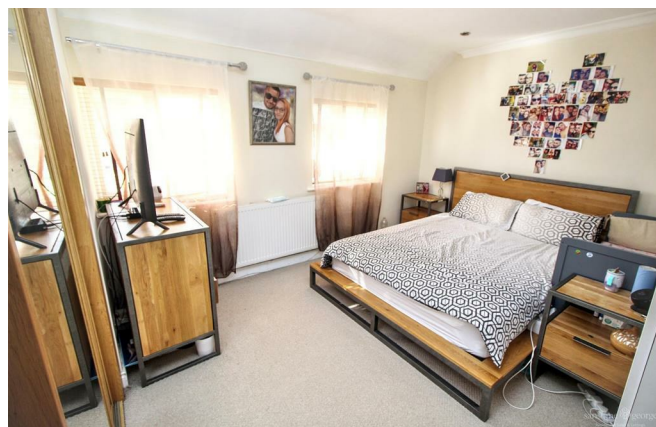


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



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

sansome  george
Residential Sales & Lettings