



175 Overdown Road, Tilehurst, Reading, RG31 6NU
£485,000 Freehold

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Residential Sales & Lettings

- 4/5 Bedroom Cooks Built Extended Semi-detached Home
- Study/Optional Ground Floor Bedroom 5
- Family Bathroom & En Suite Shower Room
- Gas Radiator Central Heating
- Sizeable Established Rear Garden

- Ground Floor WC
- Living, Dining Room & Kitchen Breakfast Room
- UPVC Double Glazed Windows
- Driveway Parking
- No Onward Chain

A fine example of a double storey extended Cooks built semi-detached home, ideally positioned in a highly sought after location within a short, level walk of Tilehurst railway station. The station provides direct links to London Paddington, while a variety of local shops and frequent bus services offer easy access to Reading Town Centre. The property is also conveniently located for well regarded primary and secondary schools, making it an excellent choice for families.

Offered to the market with the advantage of no onward chain, the spacious and versatile accommodation comprises an inviting entrance hall, a study or optional fifth bedroom with access to a cloakroom/WC, a comfortable living room, and a separate dining room featuring bi-fold doors that open seamlessly onto the patio which is perfect for indoor-outdoor entertaining. The kitchen/breakfast room provides a practical and sociable space for everyday living.

Upstairs, the first floor boasts four well proportioned bedrooms, including a principal bedroom with ensuite shower room, complemented by a modern family bathroom.

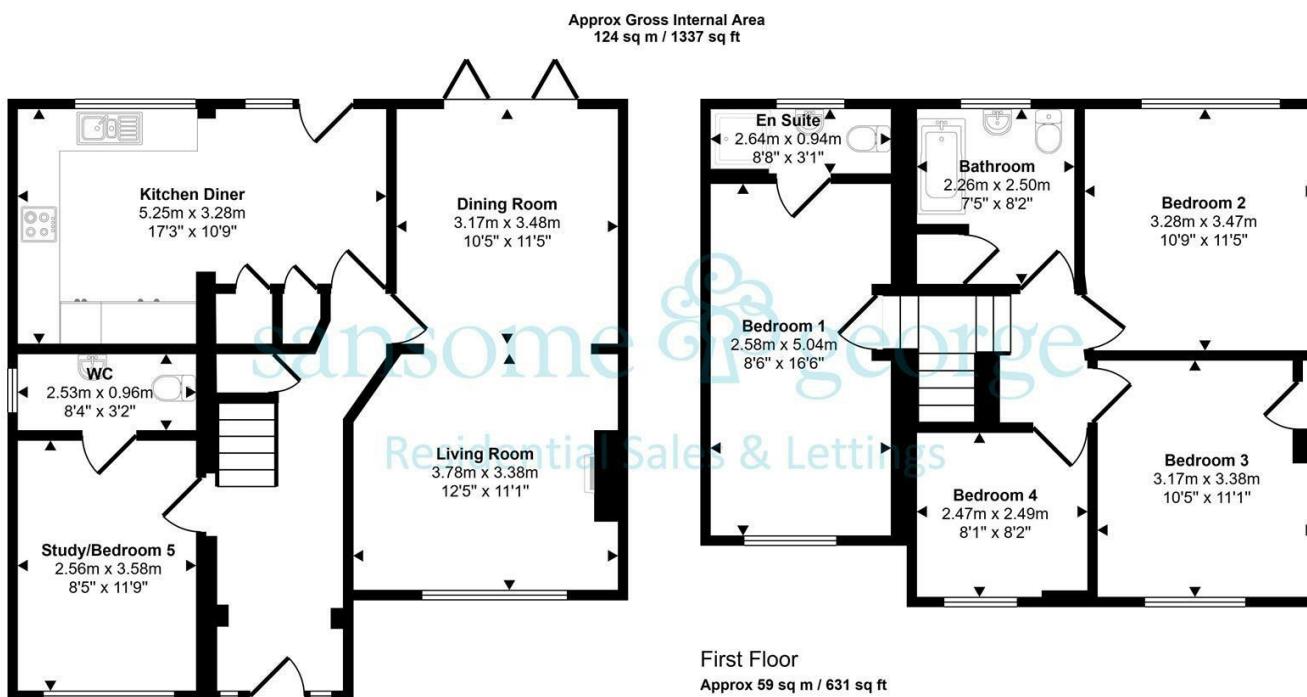
Further benefits include gas radiator central heating and UPVC double glazing throughout. Externally, the property enjoys a generous, established rear garden that is fully enclosed, offering a private setting for relaxation and recreation. To the front, a driveway provides off road parking for two vehicles.

This is a superb opportunity to acquire a spacious and well located family home in one of Tilehurst's most convenient and popular settings.

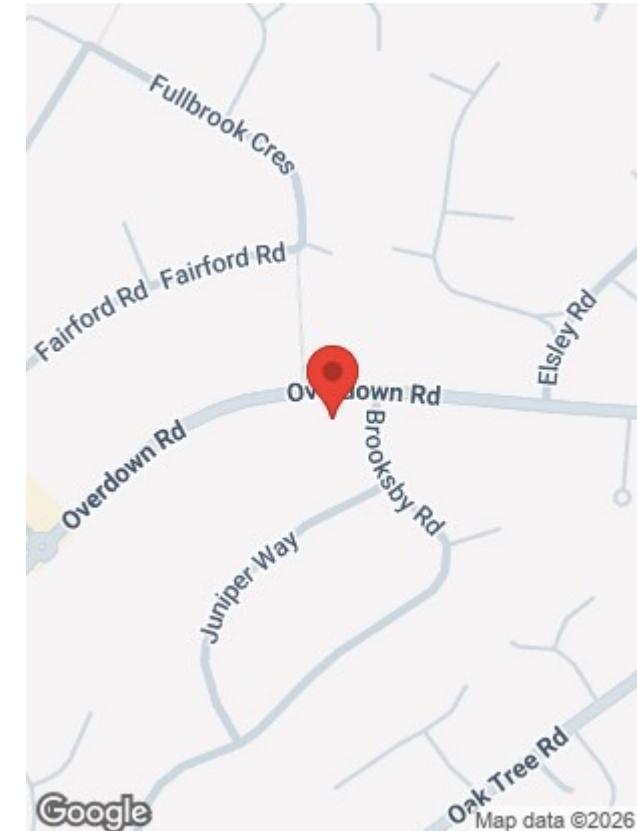
Please contact Sansome & George Tilehurst branch to arrange an appointment to view.

Council Tax Band D - West Berkshire





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		

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