



29 Second Avenue Garston Park, Tilehurst, Reading, RG31 4TD
Guide Price £200,000 Freehold

sansome & george
Residential Sales & Lettings

- Well Presented Residential Park Home
- Modern Kitchen/Breakfast Room
- Contemporary Shower Room
- Driveway parking for one vehicle
- Popular Garston Park development close to amenities and bus routes
- Two Bedrooms With Built In Wardrobes
- Light & Spacious Lounge/Dining Room
- Private Enclosed Garden With Patio Driveway
- Visitor parking nearby
- Over 45s Residential Park Home

A well presented two bedroom park home, exclusively for the over 45s, that is situated on the popular Garston Park development, located just off City Road on the western fringes of Tilehurst. The location offers excellent access to Little Heath Park, Calcot Recreation Ground and Sulham Woods, along with regular bus services into Tilehurst Village and onwards to Reading Town Centre. Additional amenities within approximately a 10-minute walk include local shops, takeaways, pubs, and reputable primary and secondary schools.

Accommodation comprises an entrance hall/utility room leading into a modern kitchen/breakfast room fitted with a range of cupboards and ample work surface space. There is a light and spacious lounge/dining room with French doors opening onto the rear garden. The property further benefits from two bedrooms with built-in wardrobes, serviced by a contemporary shower room. The home is notably light and airy throughout.

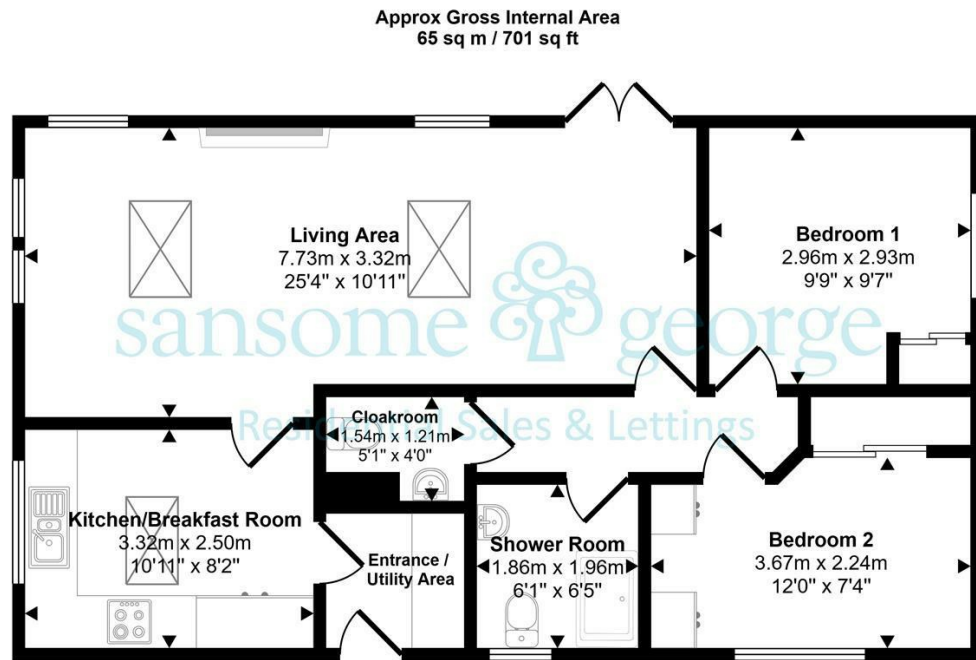
Externally, the property enjoys a well-maintained garden and patio area, enclosed by wooden fencing and complemented by a variety of plants and shrubs. There is also driveway parking for one vehicle, with additional visitor parking nearby.

To discuss this property in more detail or to arrange a viewing, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council - Band A

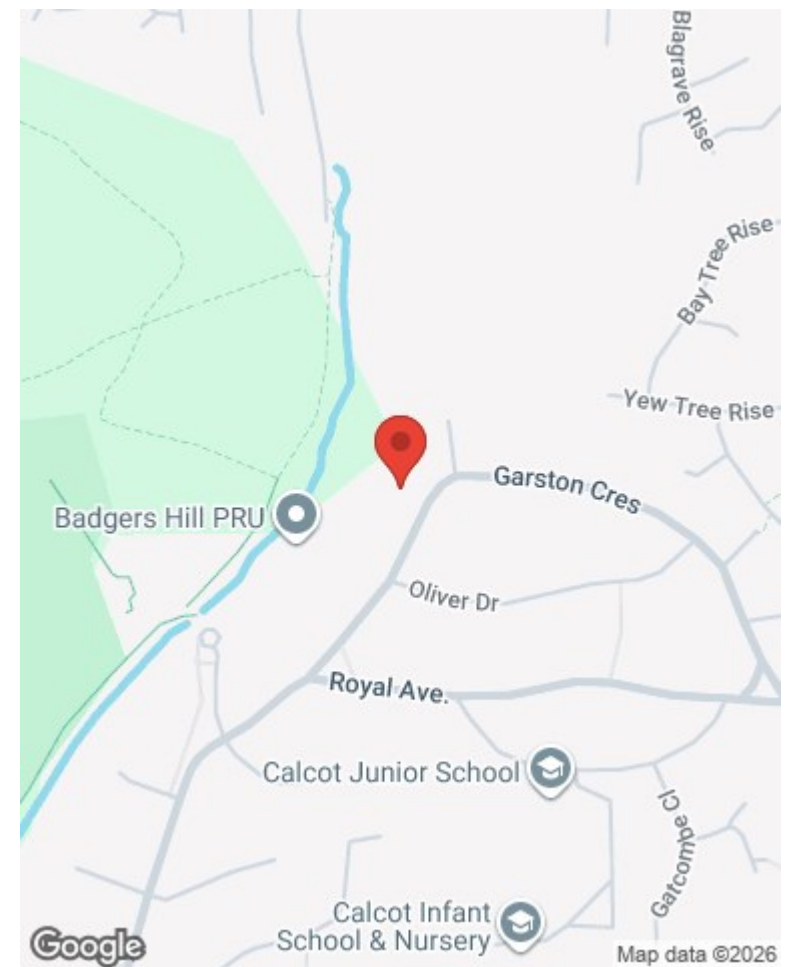
Ground Rent:- Approx £63.34 per week
Electric & Water are invoiced via Garston Park





Floorplan

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.

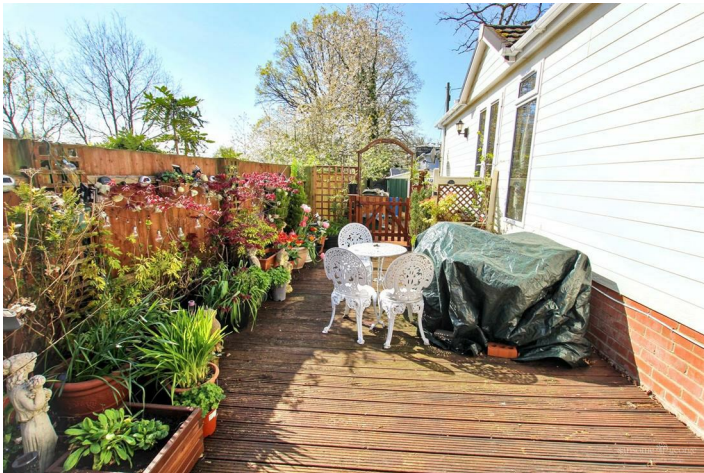
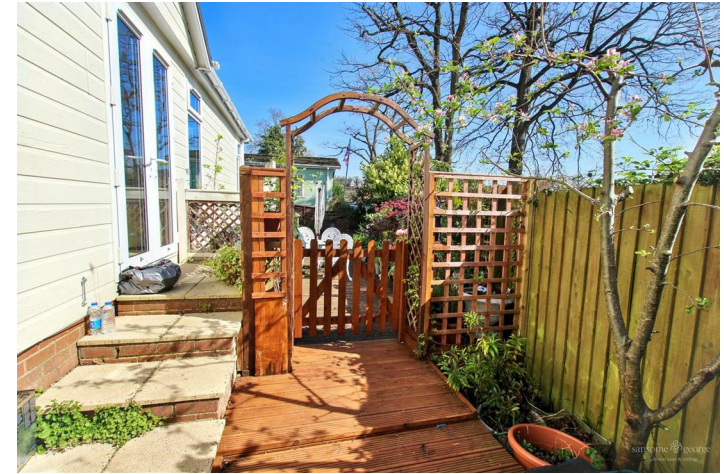


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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