



2 Grasmere Avenue, Tilehurst, Reading, RG30 6XX
£400,000 Freehold

sansome & george
Residential Sales & Lettings

- Well Presented Extended 1930s Semi Detached Home
 - Two Reception Rooms
 - Study & Garage
 - Driveway Parking
 - Close To Schools & Amenities
- Three Bedrooms
 - Fitted Kitchen
 - Landscaped Gardens
 - Walk To Tilehurst Station
 - Easy Access To M4 & Reading

A well presented and extended three bedroom 1930s bay fronted semi detached family home, ideally situated in a highly convenient location within easy reach of a wide range of local amenities. Regular bus services and Tilehurst railway station are both just a short walk away, whilst nearby facilities include Waitrose, local shopping parades, gyms, parks and well regarded schools. The River Thames and the neighbouring village of Purley on Thames, offering picturesque riverside walks and miles of open countryside, are approximately one mile away, as is Tilehurst Village with its excellent range of shops and amenities. Junction 12 of the M4 is approximately 3 miles away and Reading Town Centre is around 3.5 miles to the east.

Ground floor accomodation comprises of entrance hall with a useful understairs storage cupboard. To the front is a bay fronted living room with a feature fireplace, whilst the dining room benefits from stairs rising to the first floor and opens into the well appointed fitted kitchen and utility area. The kitchen enjoys a side aspect window & sliding doors opening onto the landscaped rear garden and access to the side garden, a courtesy door to the study and internal access to the garage, creating a versatile layout ideal for modern family living. The first floor offers landing, three well proportioned bedrooms that are all served by a light and airy fully tiled modern fitted family bathroom with a shower over the bath and a heated towel rail.

The landscaped rear garden is another notable feature of this fine home. Immediately to the rear is a low maintenance courtyard style garden with a patio seating area and raised flower beds. A pathway leads to the fully enclosed side garden, which is predominantly laid to lawn with a variety of mature plants and shrubs to the borders, providing an excellent space for families, children and outdoor entertaining. To the front, the property benefits from gated driveway parking and access to the garage.

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

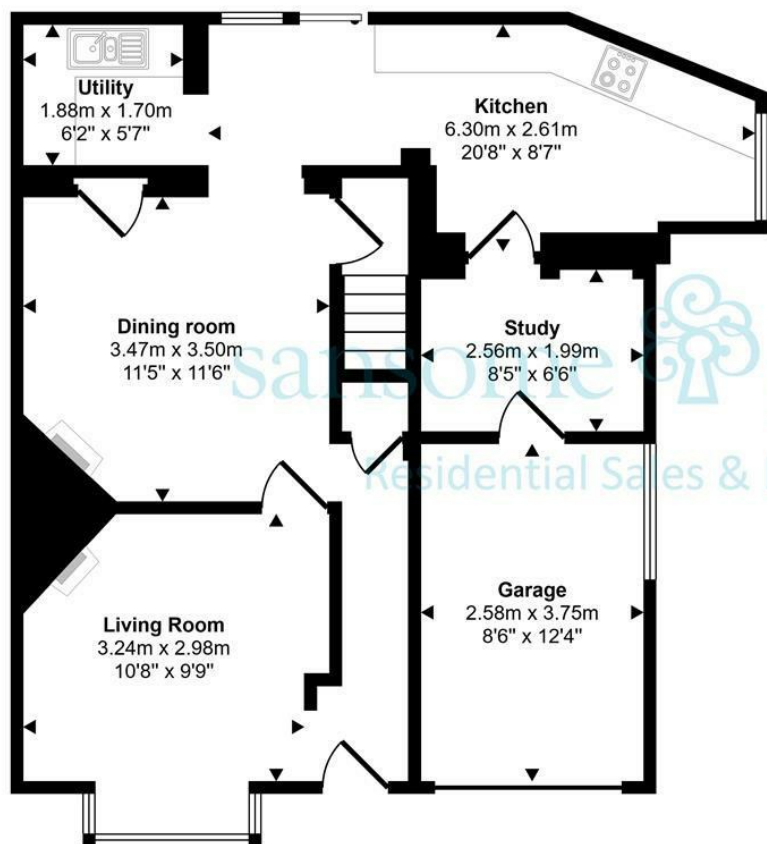
Reading Borough Council Tax: Band C

Purchasers Note:-
Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

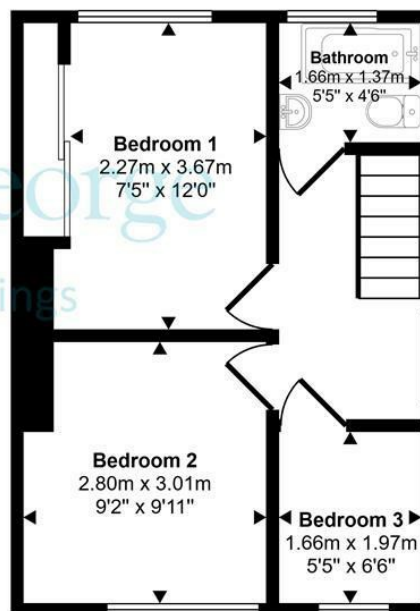
Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.



Approx Gross Internal Area
97 sq m / 1044 sq ft

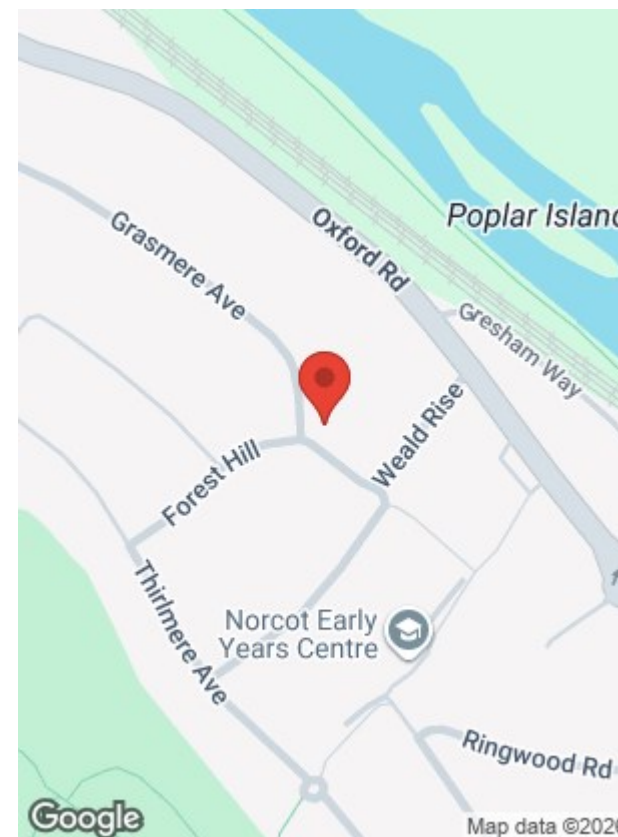


Ground Floor
Approx 66 sq m / 709 sq ft



First Floor
Approx 31 sq m / 334 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		
	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

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

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