



sansome  george

**123 Little Heath Road, Tilehurst, Reading, RG31 5TQ**  
**Guide Price £500,000 Freehold**

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Residential Sales & Lettings

- Three Bedroom Detached Home
- Little Heath School Catchment
- Views Over Looking Little Heath Park
- Conservatory Overlooking Garden
- Fully Enclosed Rear Garden

- Highly Sought After Location
- Open Plan Living/Dining Room
- Modern Kitchen & Utility Room
- Garage With Off Road Parking
- Excellent Transport Links Nearby

A well presented three bedroom detached home situated in a highly desirable location on the western fringes of Tilehurst, enjoying pleasant views overlooking Little Heath Park, with Reading Town Centre positioned to the east. The property is conveniently located within highly sought after primary and secondary school catchments, including Birch Copse, Springfield, St Paul's and Little Heath Schools. Nearby are playing fields leading to open countryside, local convenience stores, pubs, takeaways and several regular bus services, including easy access to the popular 17 and 33 bus routes. Tilehurst Village is approximately a 15 minute walk away, offering a further range of amenities and services. Tilehurst Train Station, providing services to London Paddington, Oxford, Didcot and Reading Mainline, is just over 2 miles away, whilst Junction 12 of the M4 motorway is approximately 2 miles by car.

The accommodation comprises an entrance hall with stairs rising to the first floor and cloakroom, an open plan living/dining room featuring a bow window and stunning herringbone flooring, leading through to a conservatory with access onto the rear garden. The modern kitchen offers ample storage cupboards and generous work surface areas, whilst the utility room benefits from additional storage cupboards, sink unit and door providing further access to the rear garden.

To the first floor are three well proportioned bedrooms, all serviced by a modern fully tiled shower room. Further benefits include UPVC double glazing and gas fired central heating to radiators.

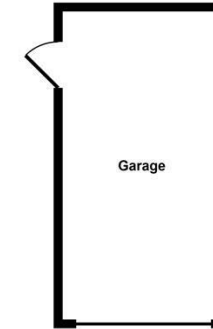
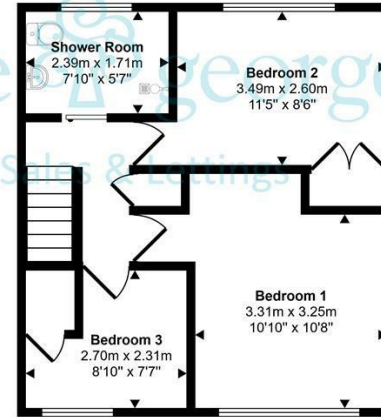
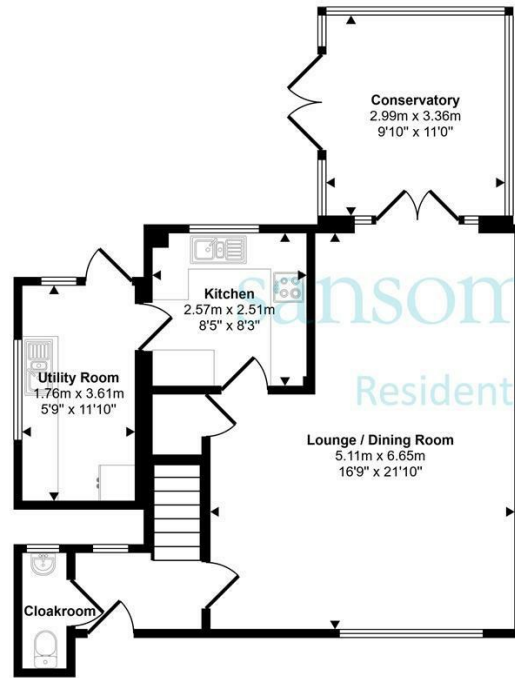
Externally, the property enjoys a fully enclosed rear garden with a large paved patio area and lawn. There is access to the garage, benefiting from light, power and an up and over door. Gated rear access leads to off road parking for two vehicles.

To discuss this property in further detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents.

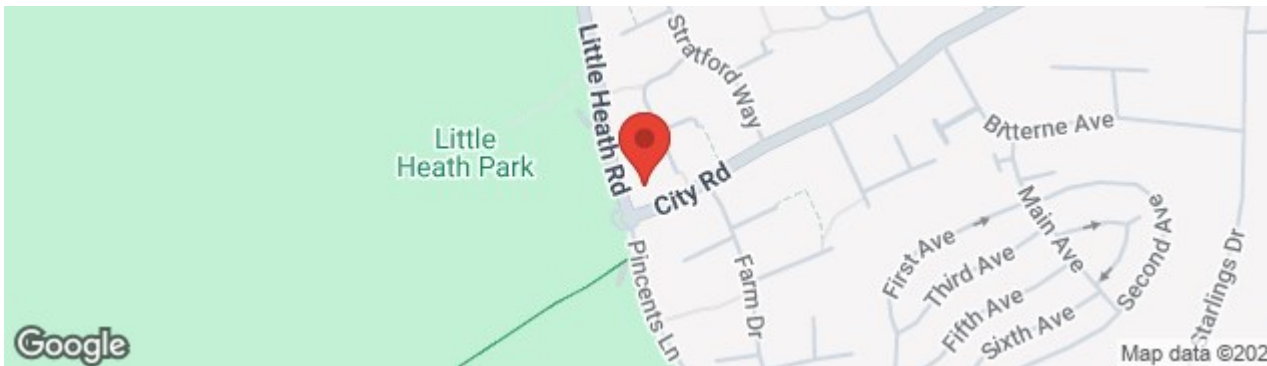
West Berkshire Council - Band E



Approx Gross Internal Area  
116 sq m / 1252 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.

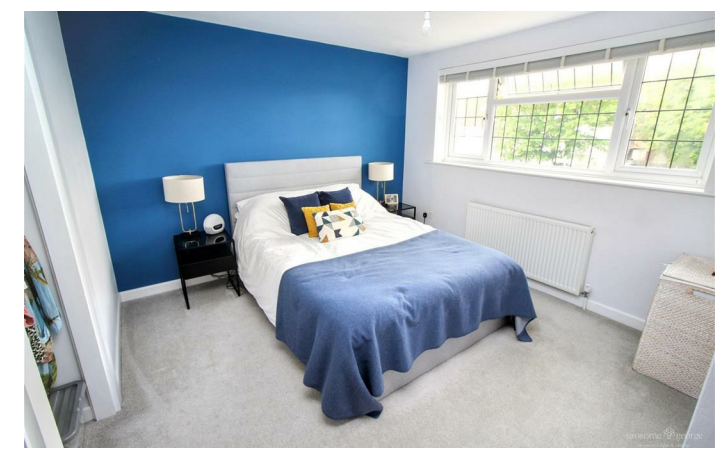
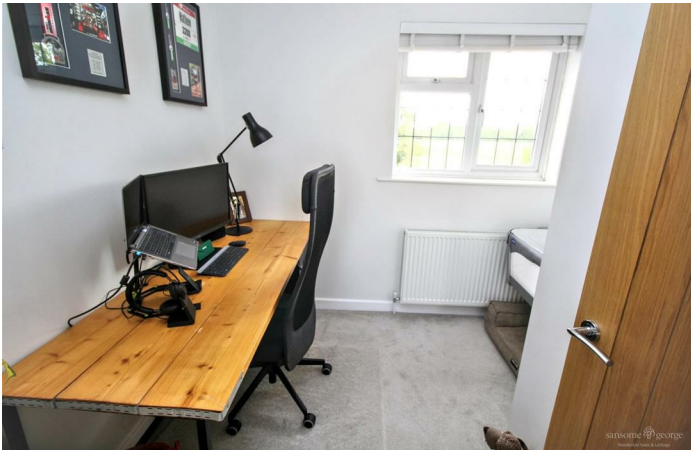
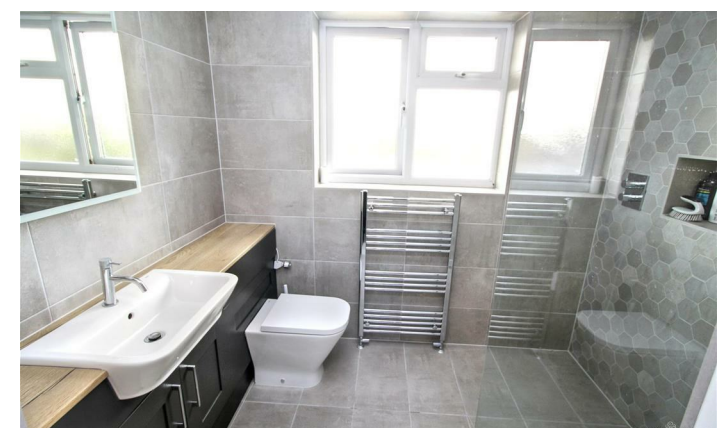


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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