



sansome & george

10 Glenwood Drive, Tilehurst, Reading, Berkshire, RG31 4HE  
£415,000 Freehold

sansome & george  
Residential Sales & Lettings

- 3 Bedroom Extended Semi-detached Home
- Front Aspect Living Room
- Gas Radiator Central Heating
- Driveway Parking
- Close To Tilehurst Village & Schools

- Ground Floor Bathroom & First Floor WC
- Rear Aspect Kitchen
- UPVC Double Glazed Windows
- Sizeable Rear Garden With Side Access
- Cul-de-sac Location

A well presented older style three bedroom home, thoughtfully extended with a double storey addition to the rear, offering generous and versatile accommodation throughout. Set on a sizeable south facing rear garden, the property enjoys an abundance of natural light and provides excellent outdoor space ideal for families, entertaining, or keen gardeners.

Conveniently situated for easy access to Tilehurst village, the home benefits from a wide range of local amenities including shops, supermarkets, cafés and everyday services. There are various well regarded schools nearby, along with frequent bus services providing straightforward links to Reading town centre and surrounding areas.

The accommodation is approached via a side entrance door leading into a welcoming entrance hall. To the front, a charming bay fronted living room offers a bright and comfortable reception space. To the rear, the kitchen enjoys a pleasant outlook over the garden and provides direct access outside, creating a seamless connection between indoor and outdoor living. The ground floor is further complemented by a family bathroom.

Upstairs, the first floor comprises three well proportioned bedrooms, all offering good space and flexibility for family living, home working, or guest accommodation. A separate WC adds further practicality.

Additional benefits include gas radiator central heating, UPVC double glazed windows and driveway parking to the front of the property.

This attractive home combines character features with extended living space and a highly convenient location.

Early viewing is highly recommended. Please contact Sansome & George to arrange an appointment to view.

Council Tax Band C – Reading Borough Council.



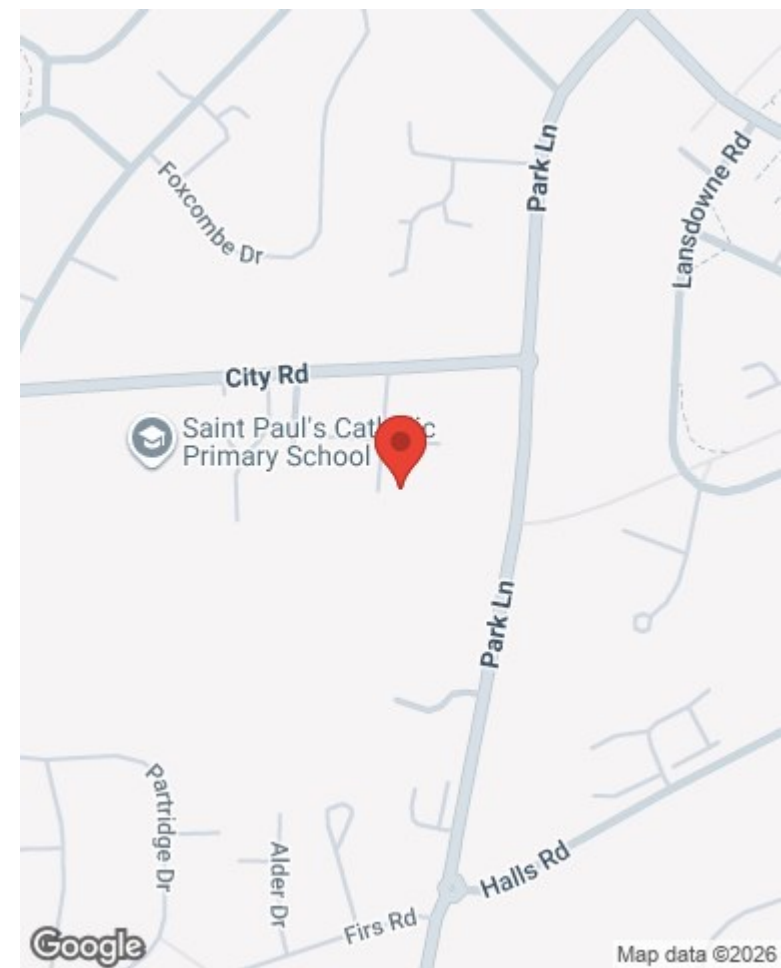
**Ground Floor**  
Approx. 37.9 sq. metres (408.0 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 73.1 sq. metres (787.1 sq. feet)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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