



48 Vine Crescent, Reading, Berkshire, RG30 3LU
Guide Price £400,000 Freehold

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- Formerly 3, Now 2 Bedrooms
- Spacious Layout
- Separate downstairs WC
- Gas Central Heating
- Large Private Garden
- Sought After Location
- Living Room To Kitchen Diner
- Loft With Potential
- UPVC Double Glazing
- Driveway And 28"x10" Garage

This well presented, formerly three bedroom, now flexible two bedroom family home is situated in a highly sought after residential area, conveniently located close to local shops, regular bus services, well regarded schools and the scenic Holy Brook.

The property offers spacious and versatile accommodation, beginning with a welcoming entrance hall providing access to a WC and a front aspect living room. This space flows seamlessly through newly installed oak doors, which are featured throughout the home, into a separate fitted kitchen diner. The rear aspect kitchen is filled with natural light and benefits from direct access to the generous rear garden, making it ideal for modern family living and entertaining.

Upstairs, the landing leads to two formerly three well proportioned bedrooms and a three piece family bathroom. Bedroom one further benefits from a recently installed separate shower cubicle. bedroom 2 could easily be spilt back into the original 3 bedroom layout. A staircase rises to a well fitted loft space, complete with electrics, windows and central heating, offering excellent potential for conversion, as seen in many neighbouring properties. Additional features include gas radiator central heating and UPVC double glazing throughout, ensuring both comfort and energy efficiency.

Externally, the property boasts a generously sized rear garden, predominantly laid to lawn, with a patio area spanning the width of the house, perfect for outdoor entertaining. The garden also features a pond and a variety of mature plants and trees, including apple and pear trees, planted by the current long term owner. The garden is fully enclosed and benefits from gated side access leading to a driveway providing off road parking for several vehicles. This in turn leads to a larger than average garage with power, a metal up and over door and a useful courtesy door opening into the garden.

This is an excellent opportunity to acquire a spacious and well maintained home in a desirable location.

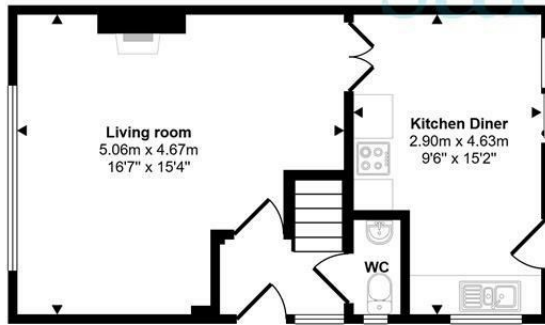
Please contact Sansome and George, Tilehurst office, to arrange a viewing or for further information.

West Berkshire Council - Tax Band D

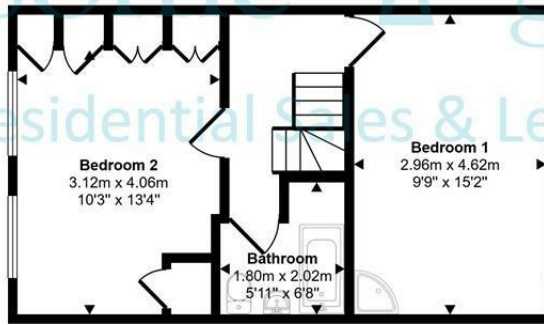


Approx Gross Internal Area
127 sq m / 1368 sq ft

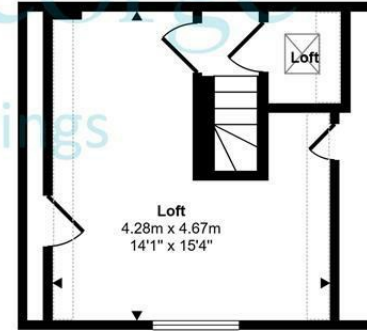
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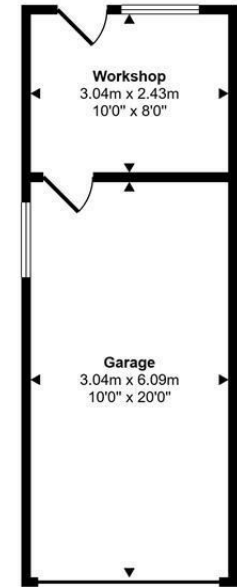
Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 37 sq m / 403 sq ft



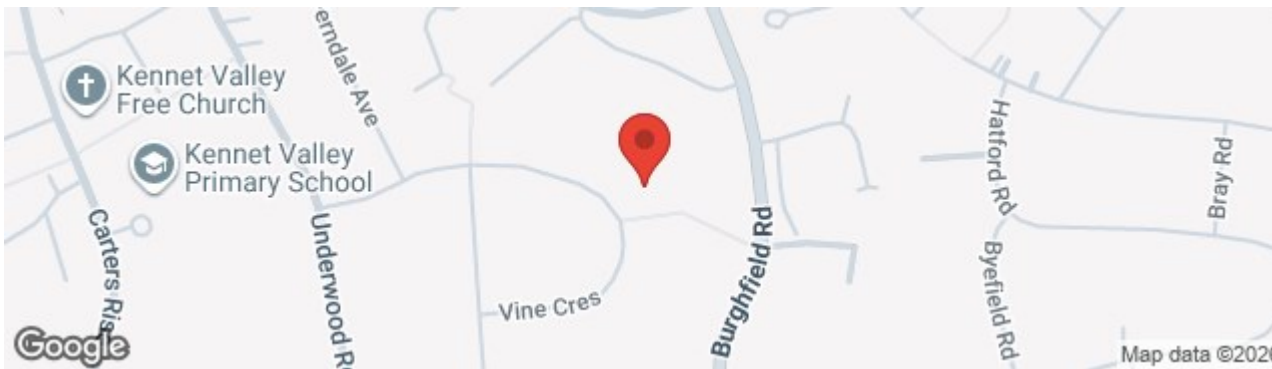
Second Floor
Approx 25 sq m / 274 sq ft



Outbuilding
Approx 26 sq m / 284 sq ft

Denotes head height below 1.5m

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	64	70

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

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