



**32 Sheraton Drive, Tilehurst, Reading, RG31 5UZ**  
**£390,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- 3 Bedroom Chalet Style Semi-detached Bungalow
- Front Aspect Living Room
- 2 First Floor Bedrooms & WC
- UPVC Double Glazed Windows
- Driveway Parking

- Ground Floor Bedroom & Shower Room
- Rear Aspect Kitchen Diner
- Gas Radiator Central Heating
- Secluded & Established Rear Garden
- Attached Garage

Situated in a quiet cul-de-sac within a highly regarded development, this attractive three-bedroom chalet semi detached bungalow offers versatile living accommodation in a peaceful setting, close to the stunning open countryside of nearby Sulham. Tilehurst village consisting of a wealth of useful amenities is easily accessible.

Accommodation comprises entrance hall, front aspect living room, rear aspect kitchen diner leading directly onto the rear garden, ground floor bedroom and refitted shower room. The first floor provides two further double bedrooms with a WC. The property features UPVC double glazed windows and gas radiator central heating throughout.

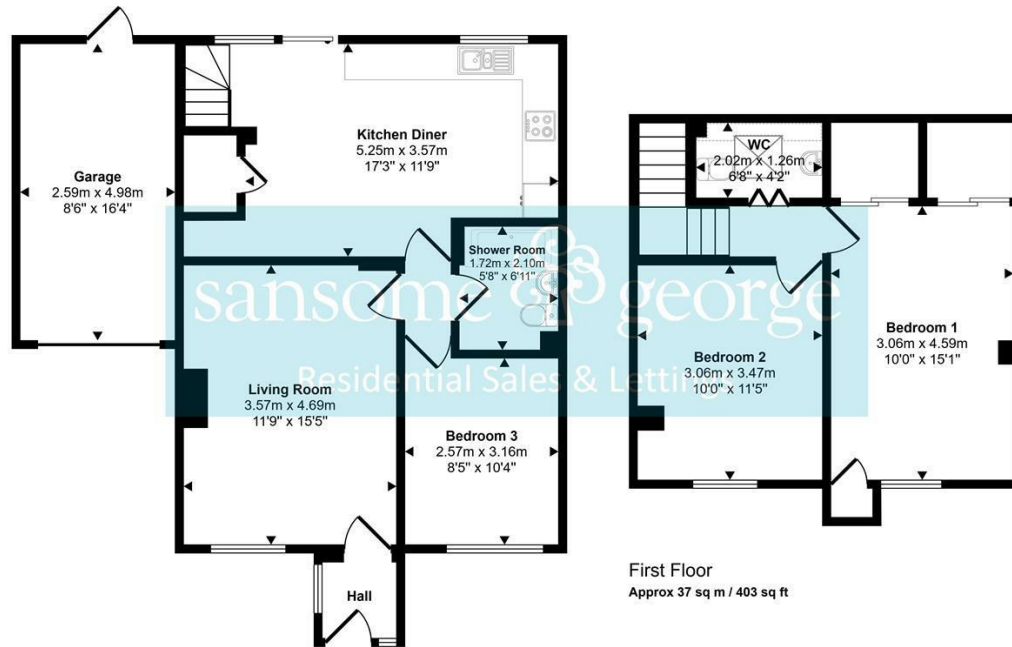
To the rear is a well established garden which is well stocked with various flowers and shrubs, patio area and a courtesy door to the garage with light and power. To the front is driveway parking with mature shrubs.

Please contact Sansome & George Tilehurst branch to arrange a viewing or to request further information.

Council Tax Band D - West Berkshire.



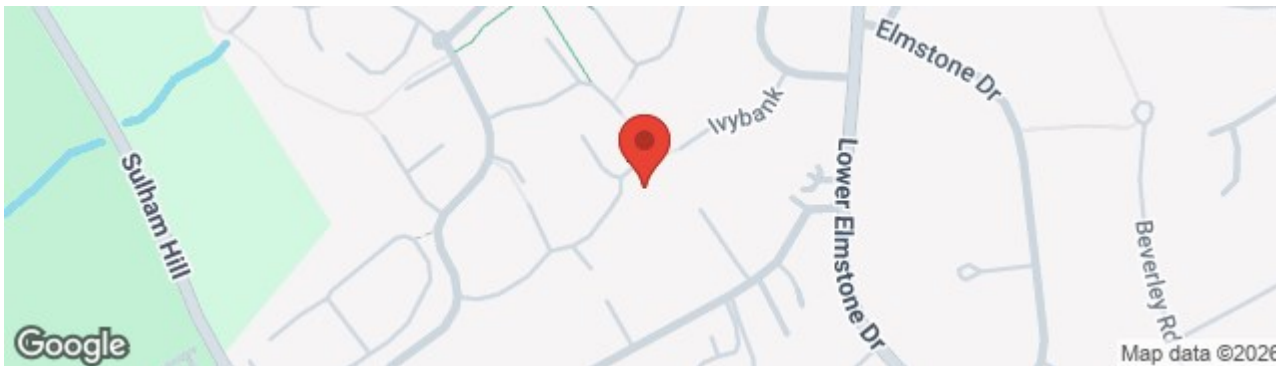
Approx Gross Internal Area  
106 sq m / 1145 sq ft



Ground Floor  
Approx 69 sq m / 742 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			
<b>England &amp; Wales</b>		70	76
	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			
(21-38) F			
(1-20) G			
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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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)