

279 Norcot Road, Tilehurst, Reading, Berkshire, RG30 6AF
£475,000 Freehold

sansome george
Residential Sales & Lettings

- Period 3 Bedroom Semi-detached Home
- Bay Fronted Living Room & Separate Dining Room
- Re-fitted Bathroom
- Planning Permission For Extension (Reading Borough Council PL/23/1292)
- Sizeable Rear Garden Of Approx. 200' (60m)
- Entrance Porch, Hall & WC
- Kitchen & Conservatory
- Located close to Tilehurst Village & Bus Services
- Driveway Parking & Garage
- Double Glazed Windows & Recently Fitted Gas Radiator Central Heating



A well presented three bedroom semi-detached home situated in a popular residential area and on the frequent number 17 bus route to Reading Town Centre. The property is conveniently located within 1 mile of local shops, park, schools, doctors surgery and Tilehurst Village, which offers a wealth of local amenities.

The accommodation comprises an entrance porch, ground floor WC, entrance hall, bay fronted living room, separate dining room leading to a conservatory and a kitchen. To the first floor are three good sized bedrooms (2 double, 1 single) and a refitted bathroom. The property benefits from gas radiator central heating and UPVC double glazed windows. To the rear, the property enjoys a well established garden of approximatley 200' (60 m) in length, featuring a variety of mature shrubs and trees, a sizeable lawn, greenhouse and space for a vegetable plot. To the front is driveway parking with double gates to the side leading to a detached single garage and the rear garden.



With planning permission granted for the addition of a porch the side and single story rear extension (Reading Borough Council Application No:- PL/23/1292), this desirable home must be seen to be appreciated.

Please contact the Sansome & George Tilehurst office to arrange an appointment to view.

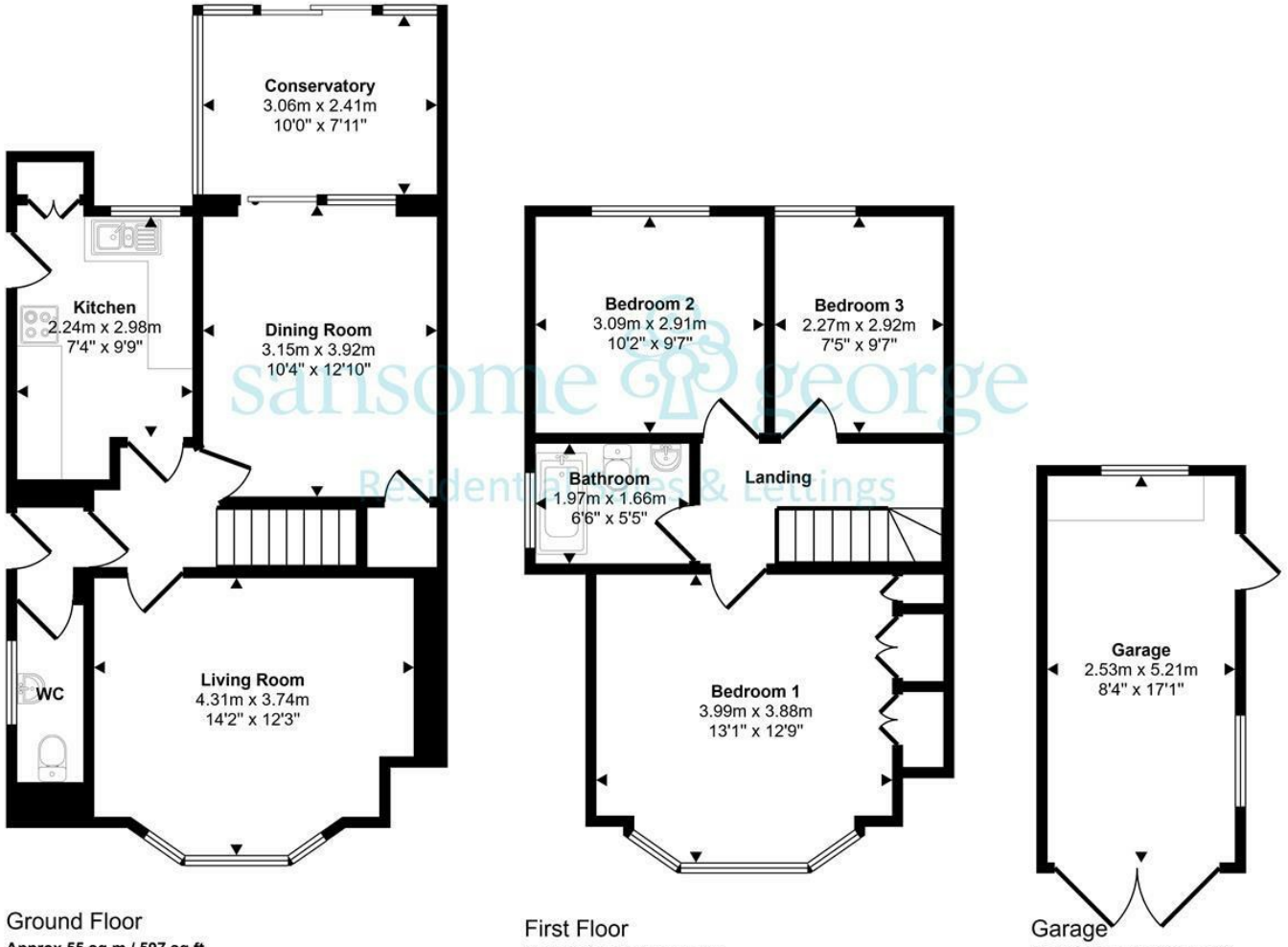
Council Tax Band C - Reading Borough Council







Approx Gross Internal Area
112 sq m / 1201 sq ft



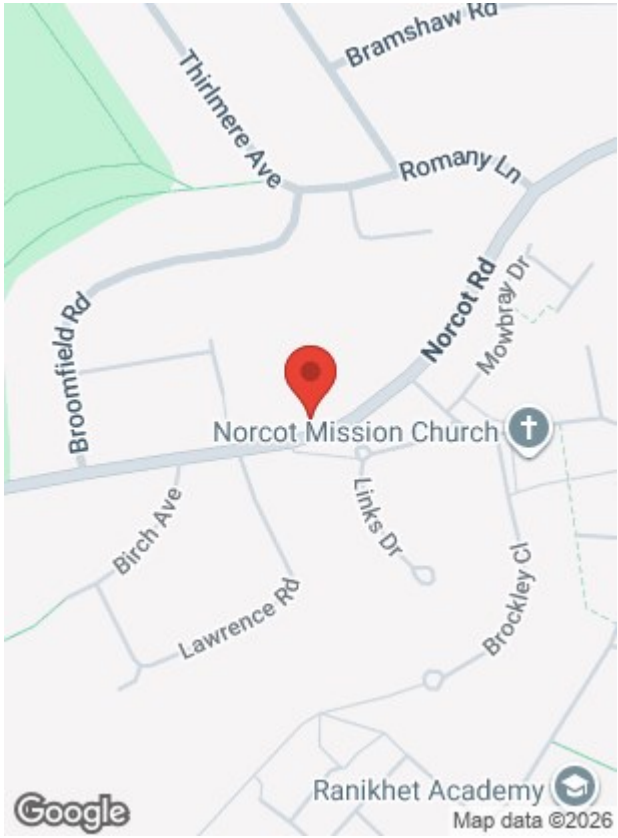
Ground Floor
Approx 55 sq m / 597 sq ft

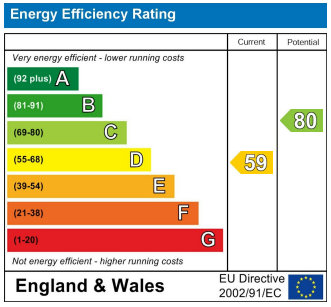
First Floor
Approx 43 sq m / 462 sq ft

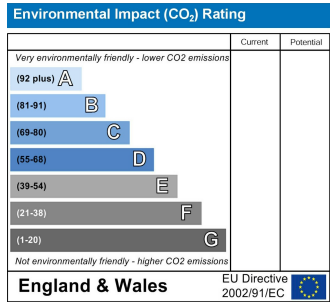
Garage
Approx 13 sq m / 142 sq ft

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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.







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