



5 Rutherford Walk, Tilehurst, Reading, Berkshire, RG31 5ND
£400,000 Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom Semi- Detached Home in Walkway
- Living Room & Dining Room
- Shower Room
- UPVC Double Glazing
- Walk To Reputable Schools

- Entrance Hall
- Kitchen
- Gas Radiator Central Heating
- Garage
- No Onward Chain

A well presented three bedroom semi-detached family home situated in a highly sought after walkway position within easy reach of reputable schools, local shops, regular bus services and Tilehurst Village which offers a wide range of everyday amenities, restaurants and convenience stores.

Offered to the market with no onward chain, this attractive property provides well proportioned accommodation throughout and would make an ideal family home or investment purchase. The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room which opens seamlessly into the dining area, creating an excellent space for both everyday living and entertaining. The kitchen offers a range of storage and work surface space with views over the rear garden.

To the first floor are three well sized bedrooms along with a modern refitted shower room finished to a good standard. Additional benefits include gas radiator central heating and UPVC double glazing throughout, providing comfort and efficiency all year round.

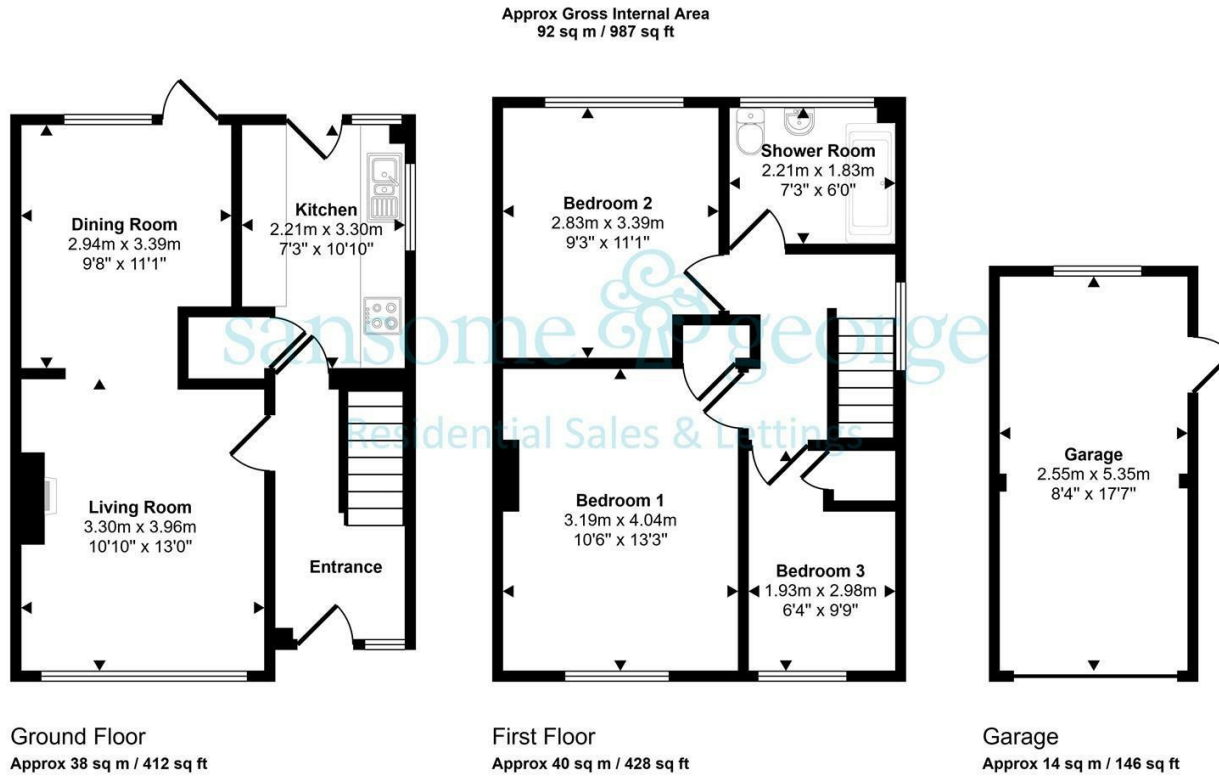
Externally, the property enjoys a generous front garden with pathway side access leading to a private enclosed rear garden which offers an ideal space for outdoor dining, children, or gardening enthusiasts. To the rear is a garage equipped with light and power, together with access to a parking area.

Conveniently positioned in a popular residential location close to a variety of local amenities and transport links, this home must be viewed to be fully appreciated.

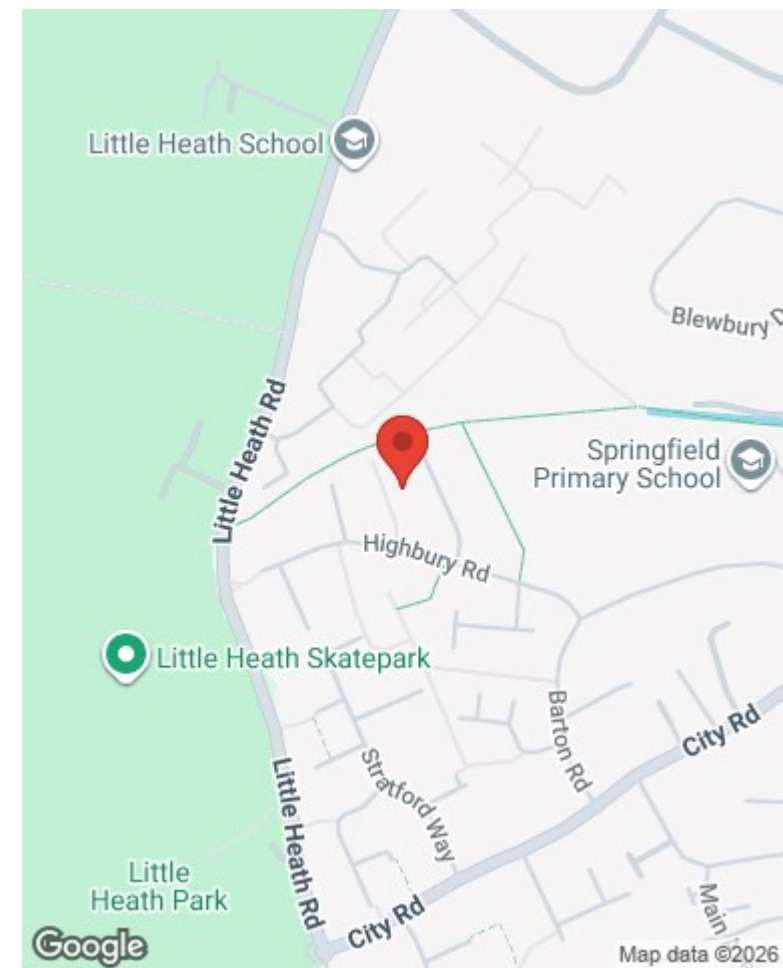
Please contact Sansome and George Tilehurst office to arrange an appointment to view.

Council Tax Band D. West Berkshire.





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	

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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