



**95 St. Michaels Road, Tilehurst, Reading, RG30 4RY**  
**Guide Price £450,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Beautiful Character Semi Detached House
- Ample Block Paved Driveway
- 2 Separate Reception Rooms, Both With Feature Fireplaces
- 3 Separate Well Proportioned Bedrooms
- Sought After Residential Address
- Delightful Well Tended Rear Garden
- Delightful Entrance Hall with Wet Room
- 'Shaker' Style Kitchen With French Doors To Garden
- 4 Piece Bathroom Including Shower Cubicle
- Within Close Proximity Of Tilehurst Village



This attractive character semi-detached house is favorably located on a well regarded address in the heart of Tilehurst and hence within minutes level walk of a wealth of amenities, regular bus services plus reputable schools and green spaces. Reading town centre or junction 12 of the M4 motorway are a simple commute of circa 4 miles.

Having been modestly extended yet offering future potential for further enlargement (subject to necessary consents), this charming home is beautifully presented and maintained throughout. Enjoying a wealth of original features, the property is approached via a block paved driveway providing ample parking and access to the rear garden via a secure side gate. The front door opens to a spacious entrance hall where stairs rise to the first floor and doors lead to both reception rooms and a fully tiled ground floor wet room. The living room features a front aspect bay window and original fireplace, and a separate dual aspect dining room also with feature original fireplace, exposed original floor boards, and leads to the kitchen. The spacious 18' dual aspect kitchen is fitted with a comprehensive range of classic 'shaker' style units with integrated appliances to include dishwasher, fridge and freezer, plus ample stone work tops which incorporate a breakfast bar. French doors to the rear and a side aspect courtesy door open to the garden. On the first floor, the landing services 3 separate well proportioned bedrooms which are serviced by a charming bathroom with shower cubicle and free standing roll top bath.

Outside, the well tended rear garden is another notable feature of this desirable home. Enclosed by wooden panel fencing, a paved patio to the side and rear of the property adjoins a lawned garden with planted flower/shrub beds, established trees and a path leading to an additional gravel seating area. A secure gate to the side of the property opens to a useful covered storage area which in turn leads to the driveway.

This fantastic home must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for further information or to schedule a viewing or for any further information.

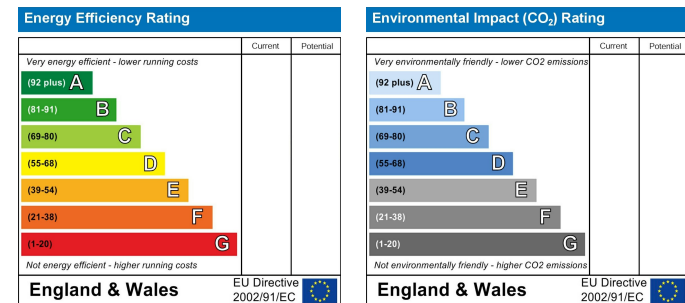
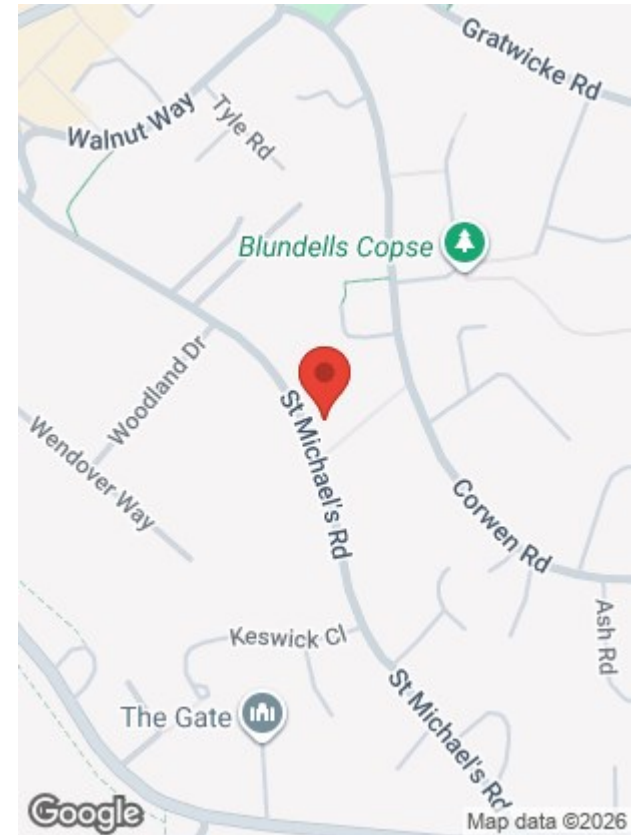
Reading Borough Council - Band D



Approx Gross Internal Area  
99 sq m / 1065 sq ft



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.



Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

sansome  george  
Residential Sales & Lettings