



50A Cecil Aldin Drive, Tilehurst, Reading, RG31 6YP
Guide Price £650,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Detached Home Requiring Modernisation
- Front Aspect living Room
- Kitchen/Breakfast Room
- Gas Radiator Central Heating (New Boiler October 2025) & UPVC Double Glazing
- Double Garage & Ample Driveway Parking
- Hall, Porch & WC
- Separate Dining Room
- En Suite Shower Room & Family Bathroom
- Sought After Cul-De-Sac, Off Long Lane
- No Onward Chain

A spacious four bedroom detached home situated in a highly sought after cul-de-sac off Long Lane. The property benefits from a convenient location close to local shops, regular bus services to Reading town centre, and highly regarded schools. Residents can also enjoy miles of open countryside nearby, along with a local sports and social club and a community barn offering excellent recreational facilities. Sulham Woods with its extensive walking routes, the village of Pangbourne with its range of amenities and Tilehurst railway station providing direct links to London, are all easily accessible.

The accommodation begins with an entrance porch featuring hardwood double doors opening into a welcoming entrance hall. To the front of the property is a light filled dual aspect living room, complemented by a separate dining room ideal for entertaining. The kitchen breakfast room provides a practical and sociable space with direct access onto the rear garden.

On the first floor there are four well proportioned bedrooms. Bedroom one benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom.

The property is fitted with gas radiator central heating and UPVC double glazed windows throughout.

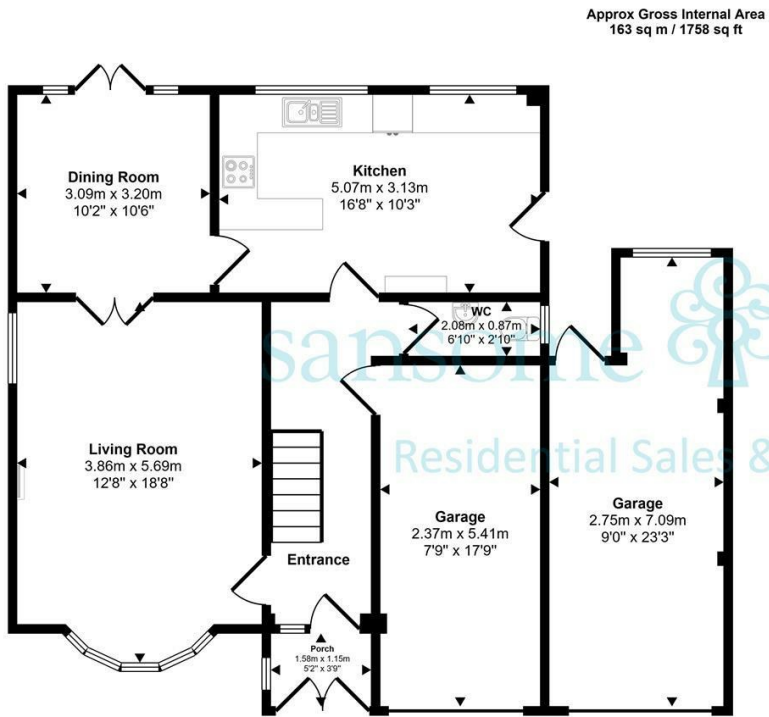
Externally, the home offers a double garage, partially integral, with the additional garage providing access to the rear garden. The rear garden is a particular feature, offering a high degree of seclusion with a mature setting, including a patio area, lawn and an array of established shrubs and trees. To the front there is a small lawned garden with shrub borders, alongside a driveway providing ample parking.

This attractive home is offered for sale with the added advantage of no onward chain.

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

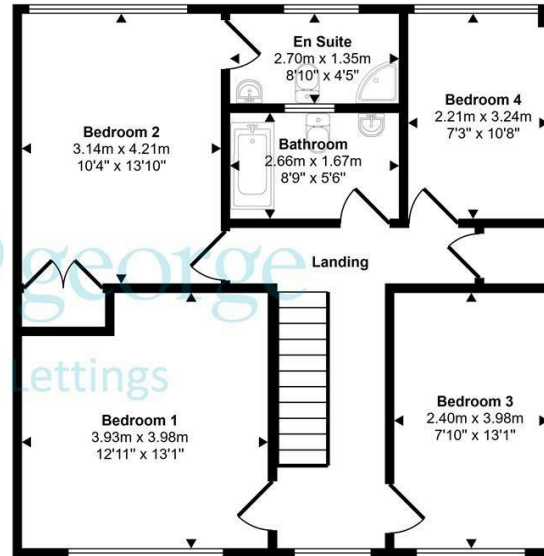
Council Tax Band F, West Berkshire.



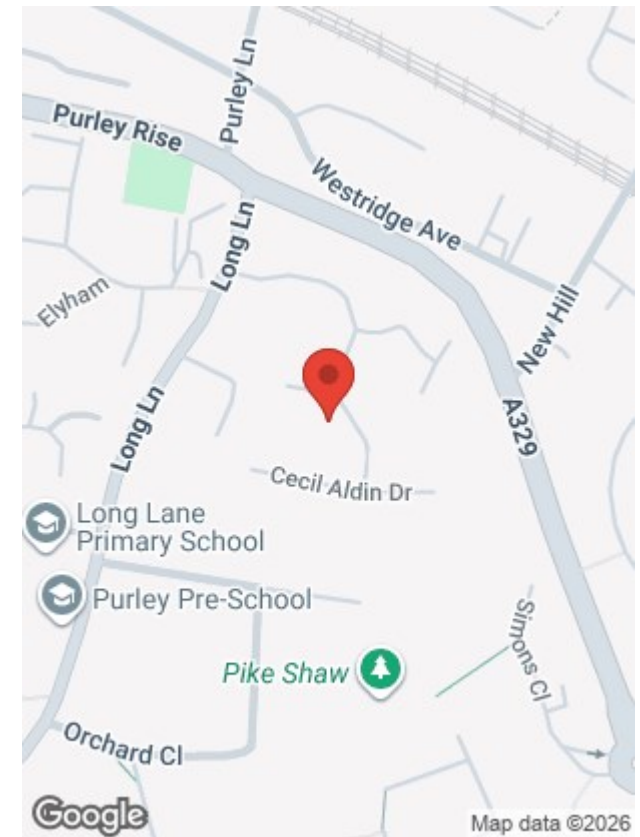


Ground Floor
Approx 94 sq m / 1007 sq ft

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.



First Floor
Approx 70 sq m / 751 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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