



sansome  george

172 City Road, Tilehurst, Reading, RG31 5SD
Guide Price £450,000 Freehold

sansome  george
Residential Sales & Lettings

- Well Presented 3 Bedroom Extended Semi-detached Home
- Front Aspect Living Room
- Kitchen
- UPVC Double Glazed Windows
- Low Maintenance Rear Garden

- Ground Floor Shower Room & First Floor Family Bathroom
- Family Room & Dining Room
- Gas Radiator Central Heating
- Blocked Paved Driveway
- Garage In Nearby Row (At Rear)

Located in the sought after Little Heath area of Tilehurst, this well presented three bedroom semi-detached home has been substantially enhanced by a double storey rear extension, creating spacious and versatile accommodation perfectly suited to modern family living.

Ideally positioned close to highly regarded schools, regular bus services, the picturesque Sulham Woods with its miles of countryside walks and Tilehurst village with its excellent range of local amenities, the property offers both convenience and lifestyle in equal measure.

The accommodation begins with an inviting entrance hall leading to a ground floor shower room, a bright front aspect living room and a separate family room, providing flexible living space for growing families. To the rear, the impressive kitchen and separate dining room featuring twin doors opening directly onto the low maintenance rear garden, ideal for entertaining and everyday living.

Upstairs, the property offers three bedrooms, with bedroom one being of exceptional size, alongside a modern family bathroom. Further benefits include gas radiator central heating throughout.

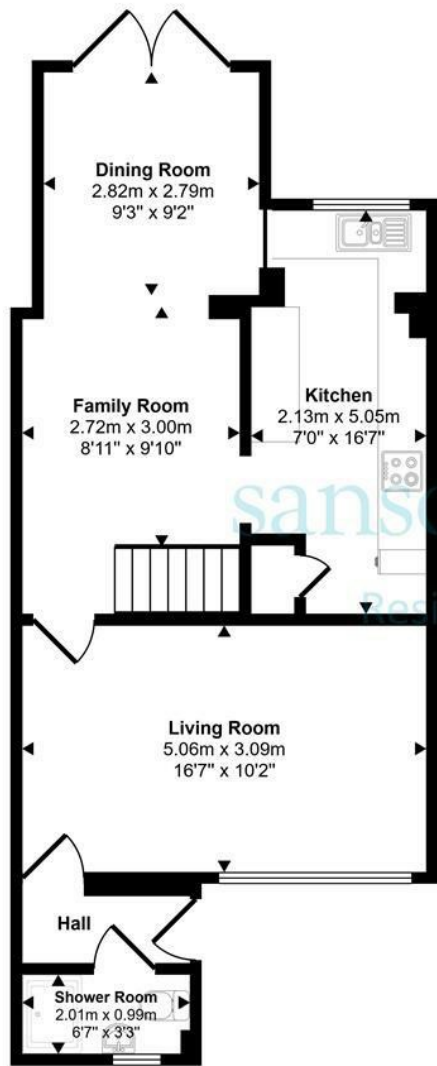
Outside, the rear garden provides access to a garage located in a nearby row, while to the front, a block paved driveway offers ample offroad parking.

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

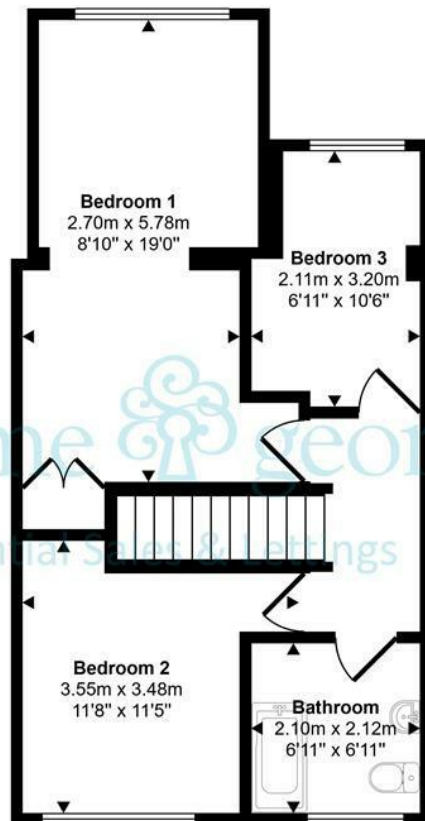
Council Tax Band D - West Berkshire.



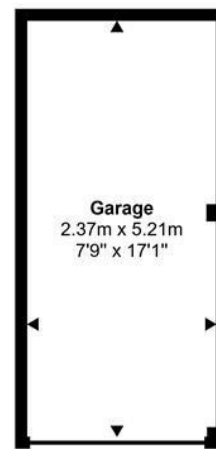
Approx Gross Internal Area
109 sq m / 1172 sq ft



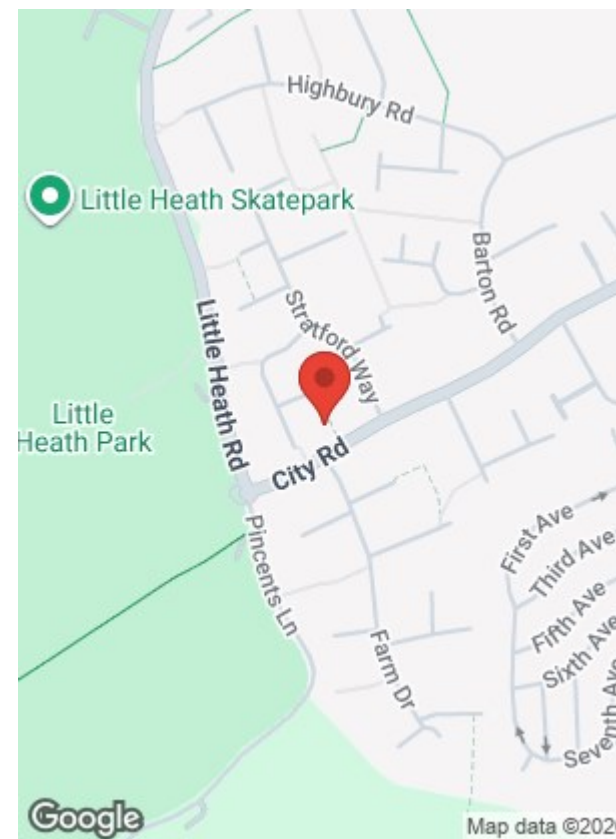
Ground Floor
Approx 51 sq m / 548 sq ft



First Floor
Approx 46 sq m / 492 sq ft



Garage
Approx 12 sq m / 133 sq ft

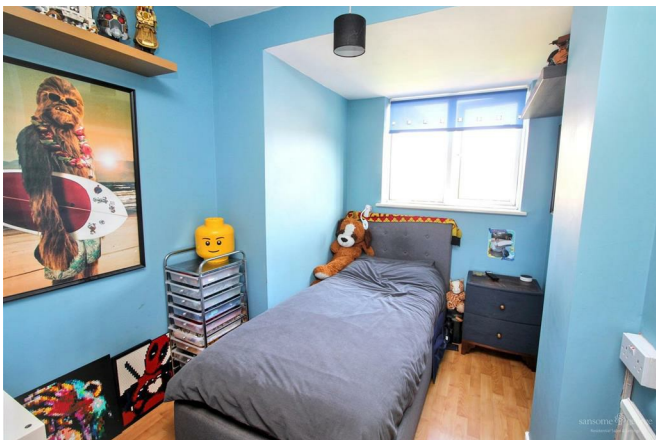
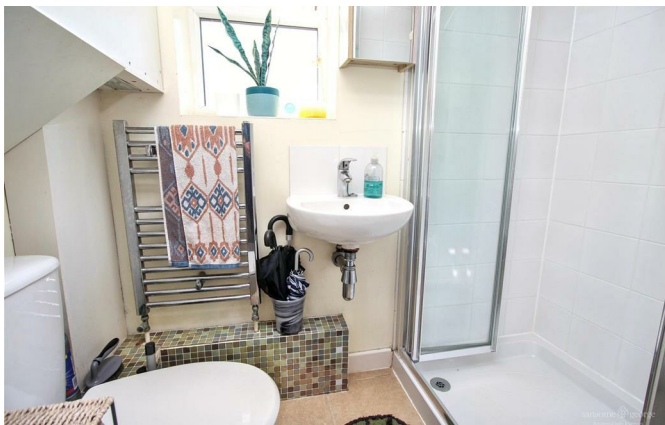


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	England & Wales
		76	EU Directive 2002/91/EC

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