



4b Riley Road, Tilehurst, Reading, RG30 4UX
Offers In Excess Of £425,000 Freehold

sansome & george
Residential Sales & Lettings

- Modern Detached Home
- Modern Kitchen With Integrated Appliances
- Ground Floor Cloakroom
- Three Piece Family Bathroom
- Driveway Parking

- Three Bedrooms
- Living Room
- En Suite Shower Room To Bedroom 1
- Landscaped Rear Garden
- No Onward Chain

Offered for sale with the advantage of no 'onward chain', this modern three bedroom detached home is situated in a desirable tree lined cul-de-sac within yards of Lousehill Copse, McIlroy Park and Playing Fields. Popular primary and secondary schools are also nearby as are numerous frequent bus services nearby link Reading Town Centre (circa 4 miles to the east) and Tilehurst Village which is approximately 10 minutes' walk and offers a range of amenities to include shops, supermarkets, cafes, pubs and restaurants. Tilehurst Train Station (Reading Main Line, London Paddington, Oxford, Didcot) plus Reading Retail Park and Imperial Way Trading Estate can also be found within 1.5 miles whilst the M4 Motorway and Calcot Retail Park (which includes IKEA and Sainsbury's hypermarket) is a simple commute by car of under 4 miles.

Ground floor accommodation comprises of entrance hall with stairs rising to the first floor, ground floor cloakroom, modern fitted kitchen with 4 ring gas hob, electric oven, integrated fridge/freezer and dishwasher, and living room with French doors opening to the rear garden,. The first floor offers three bedrooms with the added advantage of an en-suite shower room to bedroom 1. A contemporary three piece family bathroom with shower over bath services bedrooms 2 and 3. Other general notable benefits include UPVC double glazing and gas radiator central heating throughout. The exterior offers an enclosed landscaped rear garden that is mainly laid to lawn with paved patio area and gated side access leading to the front where a driveway provides parking for 2/3 vehicles.

Please contact Sansome & George Estate Agents for any further information or to arrange a viewing appointment at your earliest convenience.

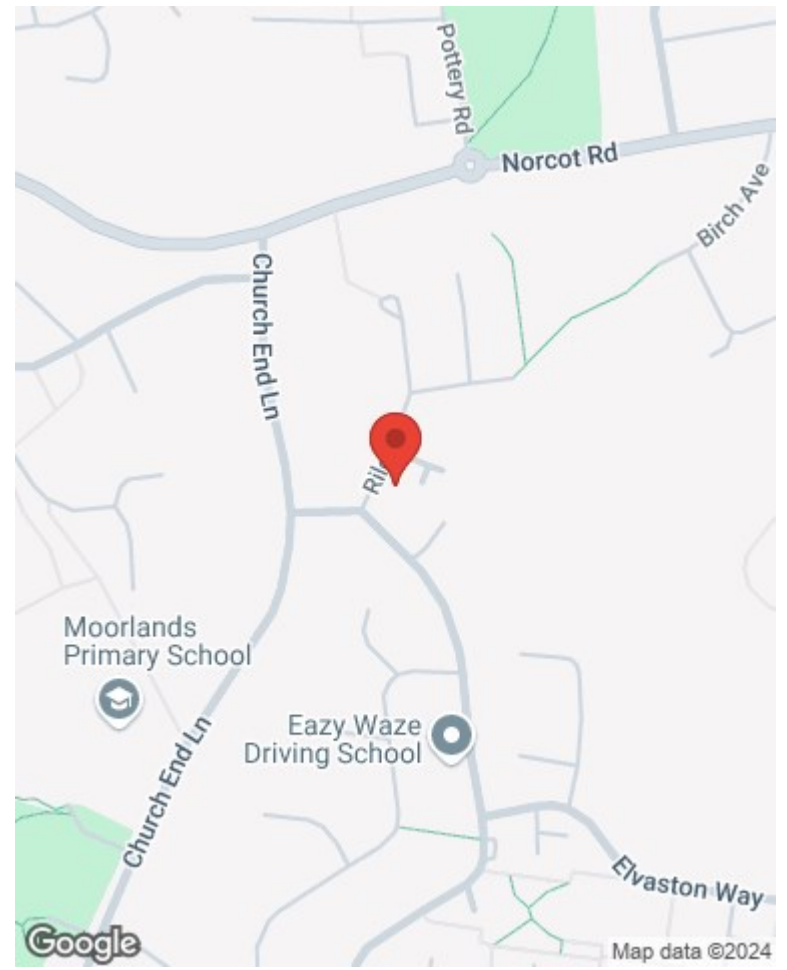
Reading Borough Council - Band D

(Purchasers note please be advised the images shown we taken pre tenancy January 2024)





Total area: approx. 79.9 sq. metres (859.8 sq. feet)

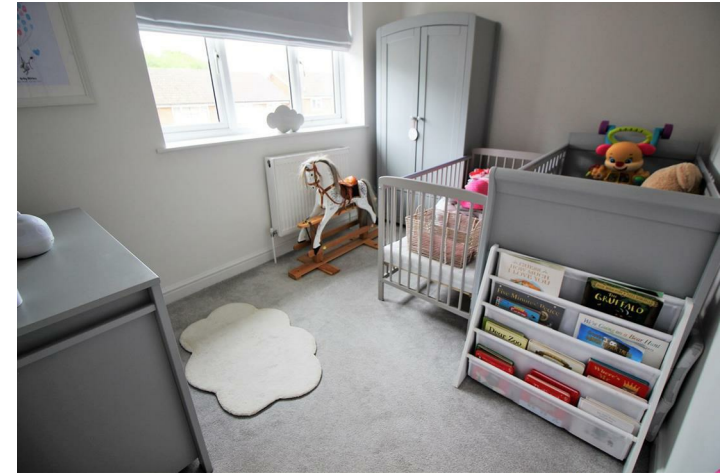


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	88

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		

Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com