



sansome & george
Residential Sales & Lettings

9 Blundells Road, Tilehurst, Reading, RG30 4TR
Guide Price £400,000 Freehold

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- 3 Bedroom Extended Semi-Detached Home
- Sizeable Kitchen Diner Opening to Rear Garden
- Gas Radiator Central Heating
- Side Aspect Garden Room
- Close to 17 Bus Route
- Lounge & Dining Area
- Re Fitted First Floor Bathroom & Ground Floor WC
- UPVC Double Glazed Windows
- Well Maintained Rear Garden
- Walk To Village Centre

A beautifully presented and extended three bedroom older-style semi-detached home, ideally situated in a popular residential location close to Tilehurst Village. The property is conveniently positioned within easy reach of a wide range of local amenities, including the frequent No. 17 bus service, highly regarded schools, shops and a selection of restaurants.

The well planned accommodation comprises a welcoming entrance hall, ground floor WC, a bright front aspect living room opening through to the dining area, which in turn leads into a delightful garden room, creating an excellent space for both everyday living and entertaining. The spacious kitchen has been recently refitted to a high standard and features twin doors opening onto the patio, which is covered by a large canopy, providing an ideal space for outdoor dining and relaxation.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom spanning the full width of the property. A stylishly refitted three piece family bathroom completes the first-floor accommodation. Further benefits include gas radiator central heating and UPVC double glazed windows throughout. Outside, the property enjoys a beautifully maintained, established, and fully enclosed rear garden, offering a private and attractive outdoor space.

An internal viewing is highly recommended to fully appreciate everything this charming home has to offer. Please contact Sansome & George Tilehurst to arrange an appointment.

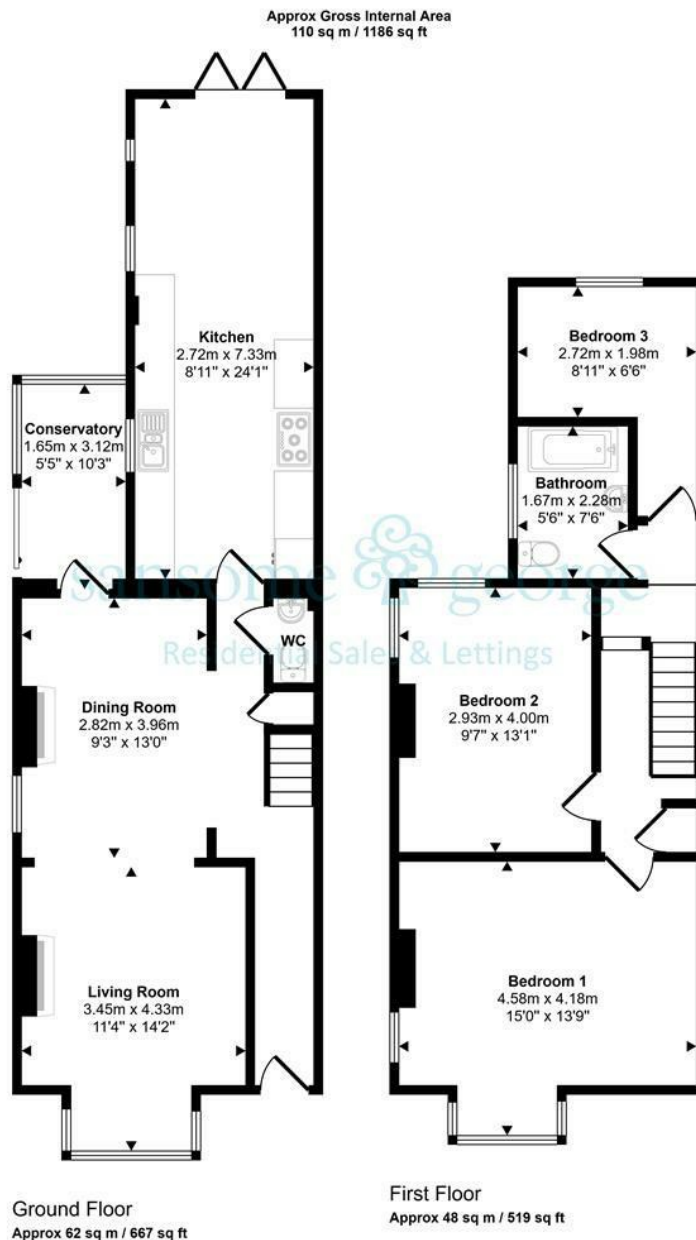
Council Tax Band C – Reading Borough Council.

Purchasers Note:-

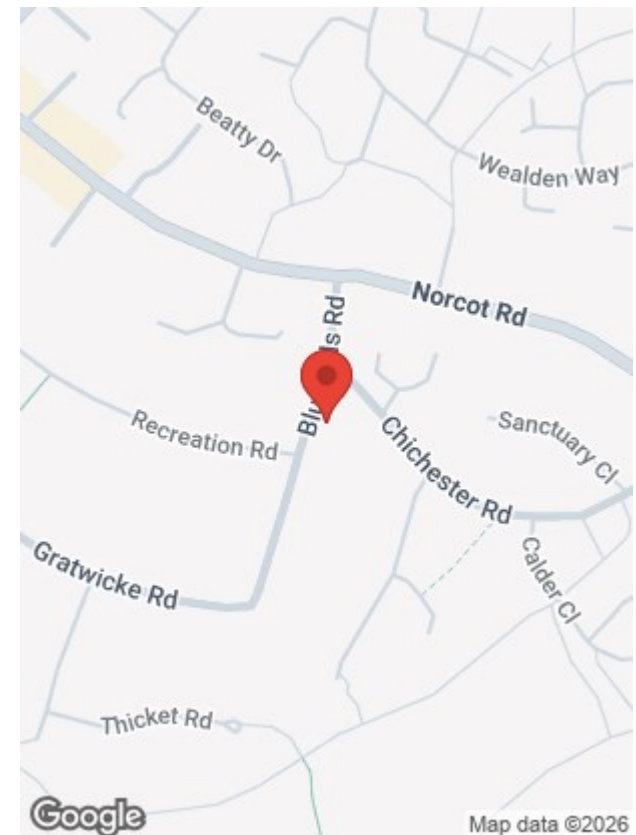
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Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	82	England & Wales	EU Directive 2002/91/EC	61

Misrepresentation and Misdescriptions Acts

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