251 Overdown Road, Tilehurst, Reading, Berkshire, RG31 6NX
Offers In Excess Of £475,000 Freehold

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Residential Sales & Lettings

- Well Presented Extended Cooks Built Semi-detached
- Living Room
- Family Bathroom & En Suite Shower Room
- UPVC Double Glazed Windows
- Driveway Parking
- Ground Floor Shower Room
- Study/Optional Bedroom 4
- Gas Radiator Central Heating
- Sizeable Rear Garden
- Sought After Location

An impressive and exceptionally well-presented three bedroom Cooks-built home, thoughtfully extended to both the side and rear to create spacious and versatile accommodation throughout.

Located in a highly sought after area, this property is ideally positioned close to excellent schools, a frequent bus service, local shops, restaurants and just a short, level walk to Tilehurst railway station with direct links to Central London and Paddington.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room, a generous rear-aspect kitchen with direct access to the garden, an inner hallway, a modern ground floor shower room with WC and a versatile study which can also serve as a fourth bedroom if needed.

Upstairs, the home offers three well proportioned double bedrooms, including an en suite shower room to bedroom two, along with a contemporary family bathroom.

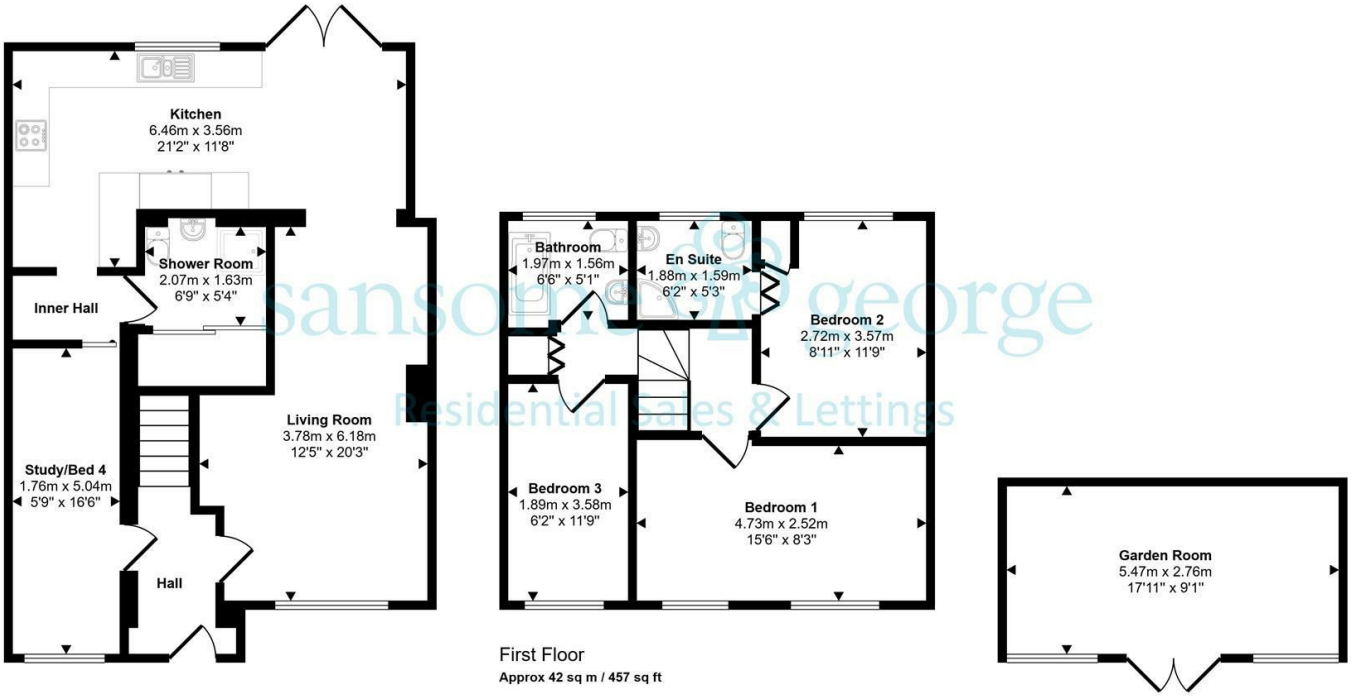
Further benefits include gas radiator central heating and UPVC double glazed windows throughout.

Outside, the front of the property features a block paved driveway providing off road parking for two to three vehicles, while the rear boasts a substantial and well established garden, stocked with mature shrubs and trees, as well as a useful garden store room at the far end. This beautifully maintained and extended home offers excellent space and flexibility in a prime location, making it an ideal choice for families and commuters alike.

Please contact Sansome & George Tilehurst branch to request further information or to arrange a viewing.

Council Tax Band D - West Berkshire

Approx Gross Internal Area
122 sq m / 1309 sq ft

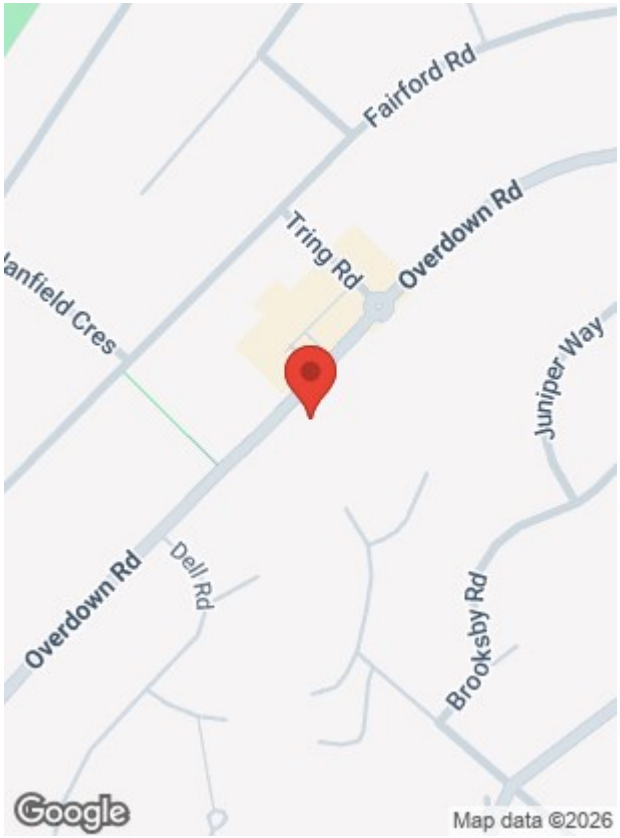


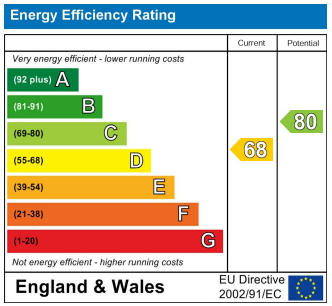
Ground Floor
Approx 64 sq m / 689 sq ft

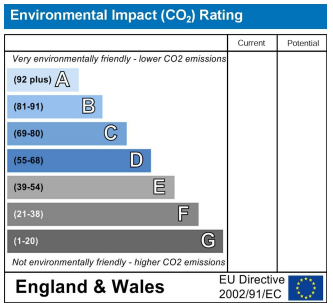
First Floor
Approx 42 sq m / 457 sq ft

Garden Room
Approx 15 sq m / 163 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.







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