



20 Langley Hill Close, Tilehurst, Berkshire, RG31 4EJ
Guide Price £500,000 Freehold

sansome george
Residential Sales & Lettings

- Extended Semi-Detached Home
- Self Contained Studio with Shower Room
- 11' Living Room
- Landscaped Rear Garden With Access
- Cul-De-Sac Location

- Three Bedrooms
- 28' Kitchen/Diner
- Modern Shower Room
- Ample Driveway Parking
- Versatile Accommodation Throughout

With a delightful established southerly aspect rear garden backed onto a wooded copse on Calcot Golf Club, this beautifully presented semi-detached house offers well proportioned and versatile accommodation to include a self contained studio/annexe. Located in a cul-de-sac, the property is conveniently situated to be within a close walk of local convenience stores, a pub/restaurant, café and takeaways, as well as being within sought after school catchments. Several regular bus services are also nearby linking Tilehurst Village (1 mile) with a further wealth of amenities, and onto Reading Town Centre (approx. 4 miles), as well as being circa 2 miles from Calcot Retail Park with 24 hour gym, Ikea and also Junction 12 of the M4 Motorway via the nearby A4 Bath Road.

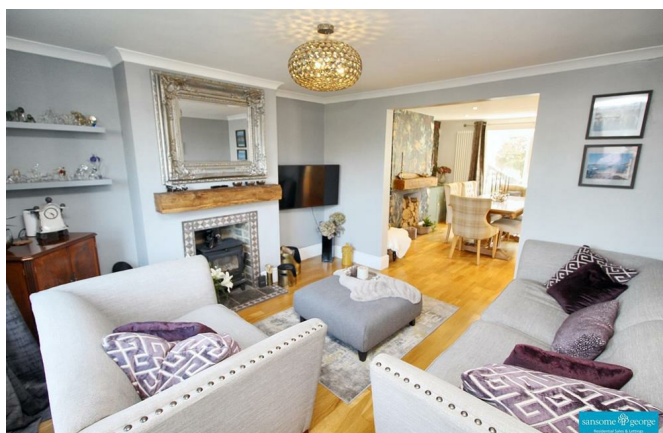
Beautifully presented throughout, this desirable home is approached via a gravel driveway providing parking for several vehicles. A path across a lawned frontage with mature shrubbery, leads to the front door. There is also a separate front door accessing the self contained studio. This versatile space comprises of front aspect room with living area and fitted kitchenette to include integrated electric oven and hob, with plumbing for washing machine along with a door leading to a modern rear aspect shower room.

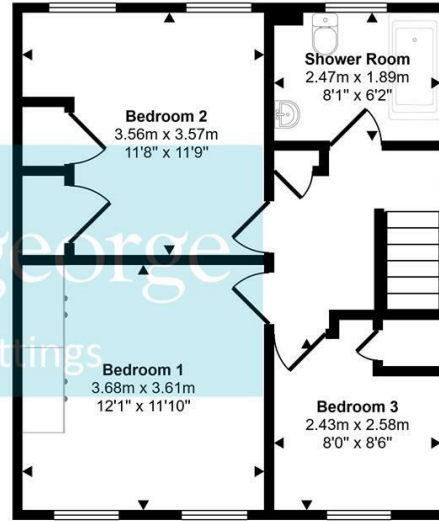
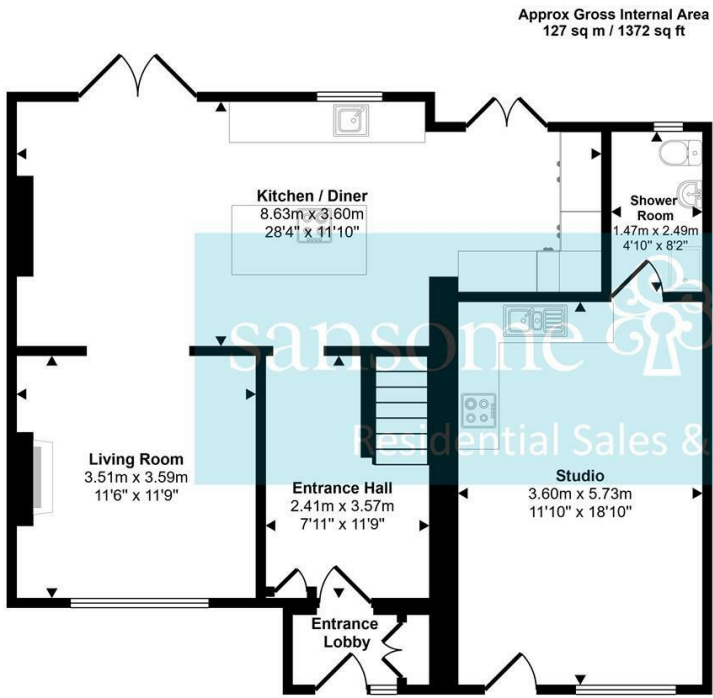
To the main house, the front door opens to a useful porch area which in turn leads to a spacious entrance hall where stairs rise to the first floor and lead through to a fantastic kitchen/diner which spans the rear of the property with 2 sets of French doors opening to the rear garden. Classic 'Shaker' style units with ample work top space plus a large island unit provides a fantastic kitchen space to include a complement of integrated appliances, as well as a Belfast sink. A squared opening from the dining area opens to the front aspect living room with a fireplace housing a log burner. Solid wood engineered flooring throughout the ground floor provides great continuity and practicality.

On the first floor, the side aspect landing gives access to 3 separate well proportioned bedrooms which are serviced by a contemporary shower room which includes large walk-in shower with screen. Outside, the sizable rear garden is another notable feature of this delightful home. All enclosed by wooden fencing, a paved patio across the rear of the property which adjoins a predominantly lawned garden with mature well tended flower/shrub beds and established trees proving a good level of seclusion.

For more information of this beautifully presented home or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council - Band D

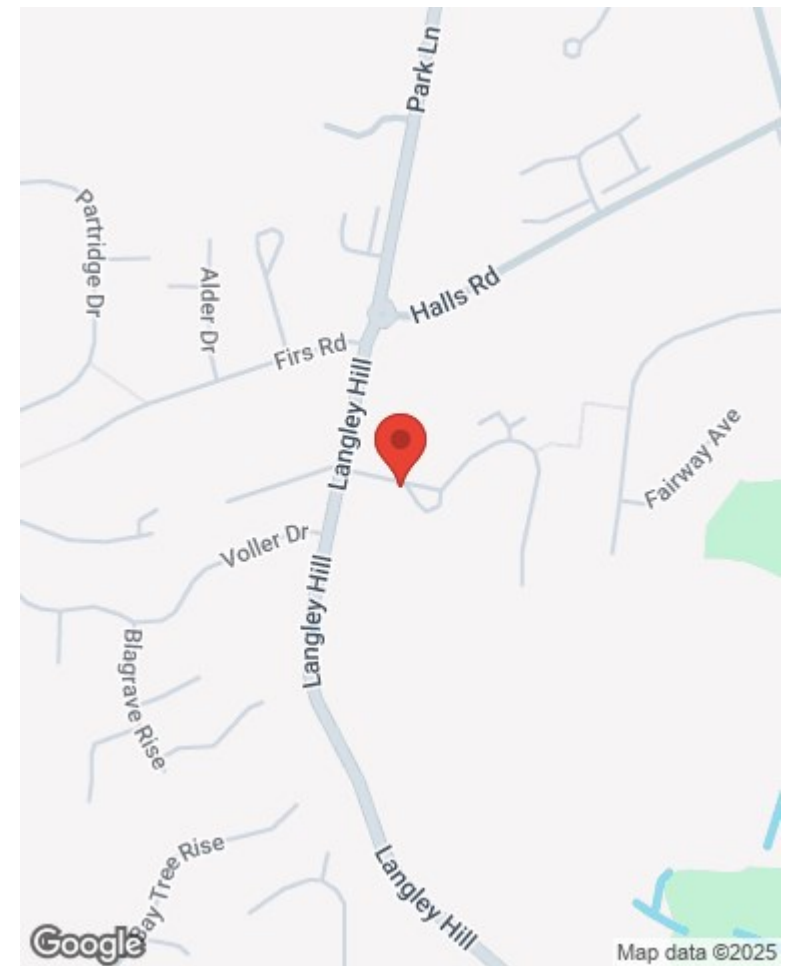




First Floor
Approx 46 sq m / 494 sq ft

Ground Floor
Approx 82 sq m / 878 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.

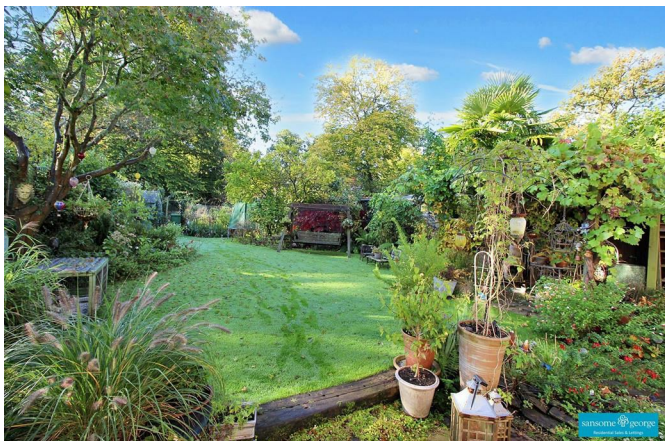


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	

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	

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