45 Compton Avenue, Tilehurst, Berkshire, RG31 5LH
Guide Price £485,000 Freehold

sansome george
Residential Sales & Lettings

- Double Bay Fronted Extended 'Haddocks' Built Semi-detached Home
- Living Room
- Kitchen
- Bathroom & Separate WC
- Garage & Driveway Parking
- Three Bedrooms
- Dining Room
- Ground Floor Cloakroom
- Landscaped Rear Garden
- Reputable School Catchment Area

A highly sought after extended double bay fronted 'Haddock' built semi-detached home, situated on a favoured residential address within close proximity of local shops, reputable primary & secondary schools and numerous regular bus services. Tilehurst village centre is approximately 10 minutes walk and both Reading town centre and Junction 12 of the M4 motorway are each within 4 miles hence a simple commute.

Having been the much loved home to the present owners for over 45 years, the property occupies an elevated position and is approached via block paved driveway offering ample parking and access to the car port. The front door opens to entrance hall, cloakroom, hallway with stairs rising to the first floor and doors to bay fronted living room, dining room and a modern rear aspect kitchen. On the first floor, the landing gives access to three well proportioned bedrooms with bedroom 1 featuring a bay window and are serviced by a modern bathroom with separate WC.

A courtesy door from the kitchen accesses the car port, detached garage with light and power, a fully enclosed Southerly facing established rear garden, mainly laid to lawn with flower/shrub beds to the rear and patio area. Further benefits include UPVC double glazed windows and gas fired central heating to radiators.

This sought after property offers great scope for further extension (subject to necessary consents) with other neighbouring properties having already done so.

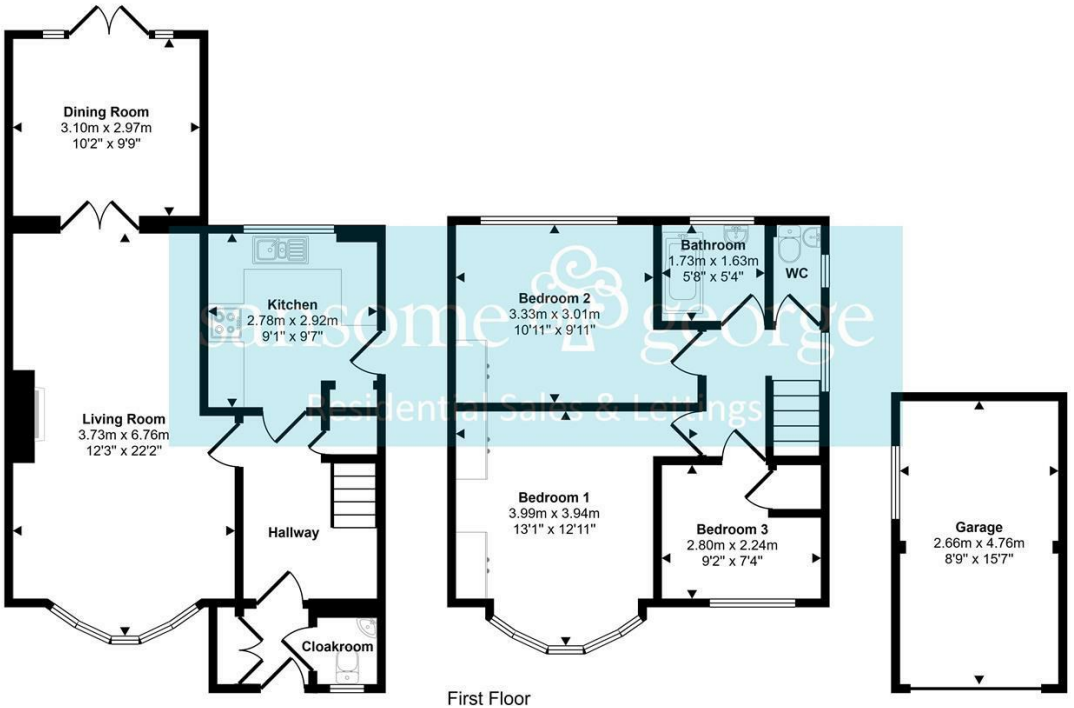
West Berkshire Council - Band D

To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents

sansome george

Residential Sales & Lettings

Approx Gross Internal Area
106 sq m / 1136 sq ft

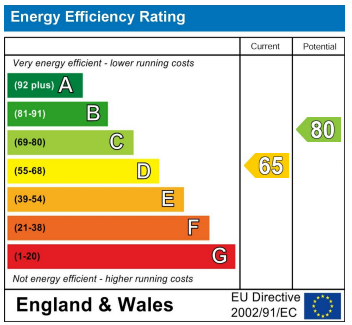


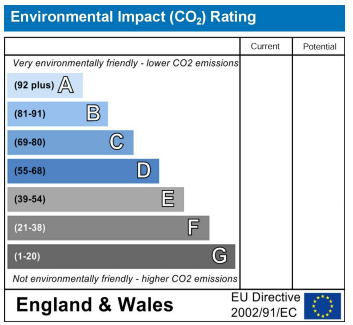
Ground Floor
Approx 52 sq m / 564 sq ft

First Floor
Approx 41 sq m / 436 sq ft

Garage
Approx 13 sq m / 137 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.





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.

sansome george
Residential Sales & Lettings

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

sansome george
Residential Sales & Lettings