



sansome  george

**18 Walnut Way, Tilehurst, Reading, RG30 4TQ**  
**Guide Price £400,000 Freehold**

**sansome  george**  
Residential Sales & Lettings

- No Onward Chain
- Three Bedroom Semi Detached Home
- Living Room Opening To Sun Room
- Reputable School Catchments
- Integral Garage With Light And Power

- Versatile Living Accommodation
- Just Yards From Tilehurst Village
- Mature Fully Enclosed Rear Garden
- Driveway Parking
- Excellent Transport Links To Reading And M4

This three-bedroom semi-detached home, previously owned by the same family since new, is offered to the market with the added advantage of no onward chain. It is conveniently located just yards from the heart of Tilehurst Village. Regular bus services to Reading town centre, less than four miles to the east, operate along the road, and a wide range of amenities including shops, cafés, green spaces, supermarkets, a post office, and pharmacies are all within a few minutes' walk.

The property is also situated within the catchment areas for reputable primary and secondary schools. Reading town centre, Junction 12 of the M4 motorway, and Calcot Retail Park are all approximately a 15-minute commute away.

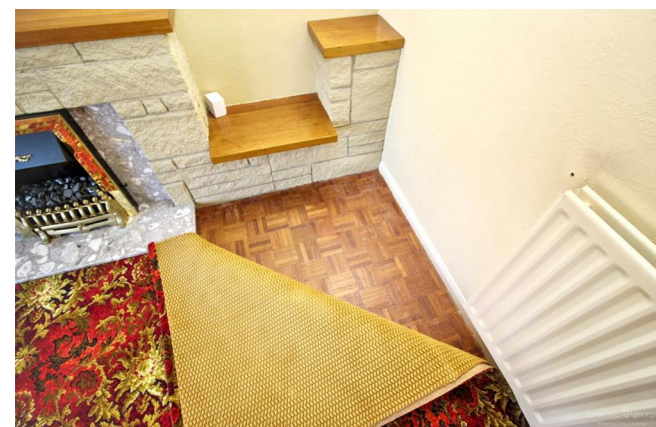
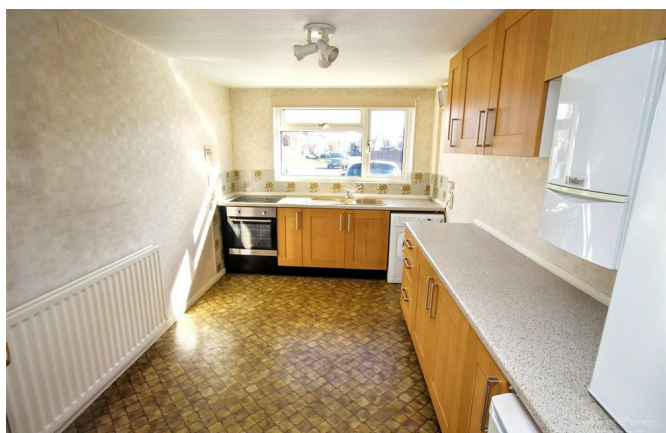
The accommodation offers versatility throughout. The ground floor comprises a side entrance porch, entrance hall with stairs rising to the first floor, a front aspect kitchen breakfast room, and a living room with UPVC double-glazed sliding doors leading into a sun room. The sun room features UPVC French doors opening onto the mature, fully enclosed landscaped rear garden.

The first floor comprises three well-proportioned bedrooms, all served by a three-piece family bathroom with shower over bath.

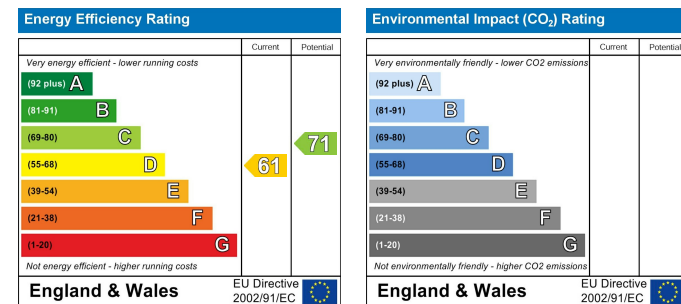
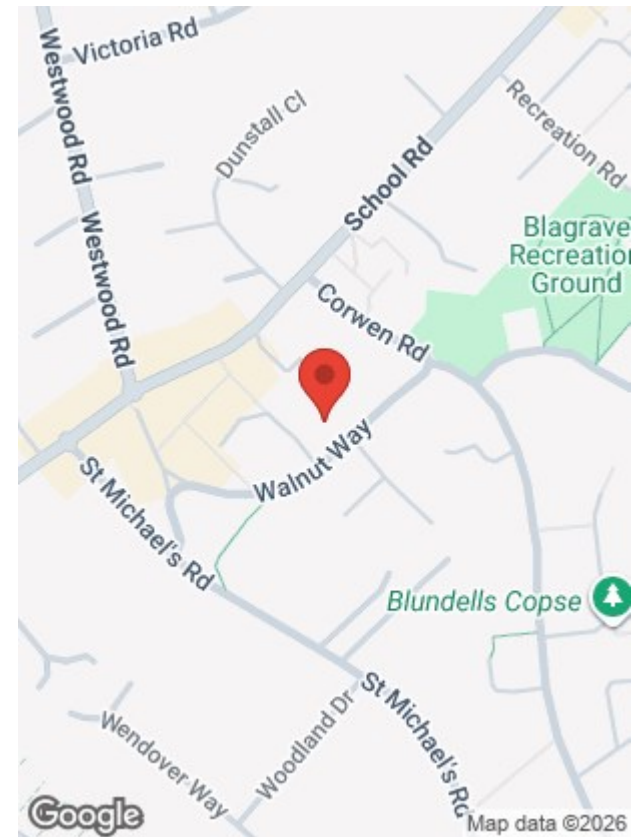
Externally, the property benefits from a mature, fully enclosed rear garden, mainly laid to lawn with patio areas and a pathway leading to gated side access to the front. To the front, there is driveway parking and access to the integral garage, which has light and power.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest opportunity.

Reading Borough Council – Band D



Approx Gross Internal Area  
115 sq m / 1240 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.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)