

95 Fairford Road, Tilehurst, Reading, RG31 6QH
Offers In Excess Of £400,000 Freehold

sansome george
Residential Sales & Lettings

- No Onward Chain
- Three Bedroom Semi Detached Home
- Spacious Living Accommodation
- Ground Floor Cloakroom
- Potential For Cosmetic Updating
- First Time Offered For Sale Since 1965
- Built By Highly Regarded Cooks
- Tandem Length Garage And Driveway
- Mature And Well Tended Rear Garden
- Close To Schools, Shops And Transport Links



Offered for sale for the first time since 1965 having been lovingly owned and carefully maintained by the current owner throughout, and benefiting from the added advantage of no onward chain, is this spacious and well proportioned three bedroom semi detached home built by the highly regarded Cooks. Situated in a sought after residential location, the property is conveniently positioned close to local shops, regular bus services and highly regarded schools. Tilehurst Village, Tilehurst railway station with direct links to Reading and London Paddington, together with the miles of open countryside and woodland at nearby Sulham, are all easily accessible.

The accommodation comprises an entrance porch, entrance hall with stairs rising to the first floor, front aspect living room, rear aspect dining room overlooking the mature landscaped rear garden, and a rear aspect kitchen with access to the rear garden, cloakroom and a full length tandem garage. The first floor offers three well proportioned bedrooms, all serviced by a three piece family bathroom.



While the property has been exceptionally well cared for over the years, it would now benefit from some cosmetic updating and redecoration, presenting an excellent opportunity for purchasers to modernise and personalise the accommodation to their own tastes and requirements.

Further benefits include UPVC double glazed windows and gas fired radiator central heating. Externally, the front of the property provides driveway parking. The enclosed rear garden is predominantly laid to lawn with a variety of established plants and shrubs to the borders. A feature pathway extends to the far end of the garden where there is a timber garden shed and an area that was formerly used as a productive allotment. The garden is mature, well tended and fully enclosed, creating an attractive and private outdoor space.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

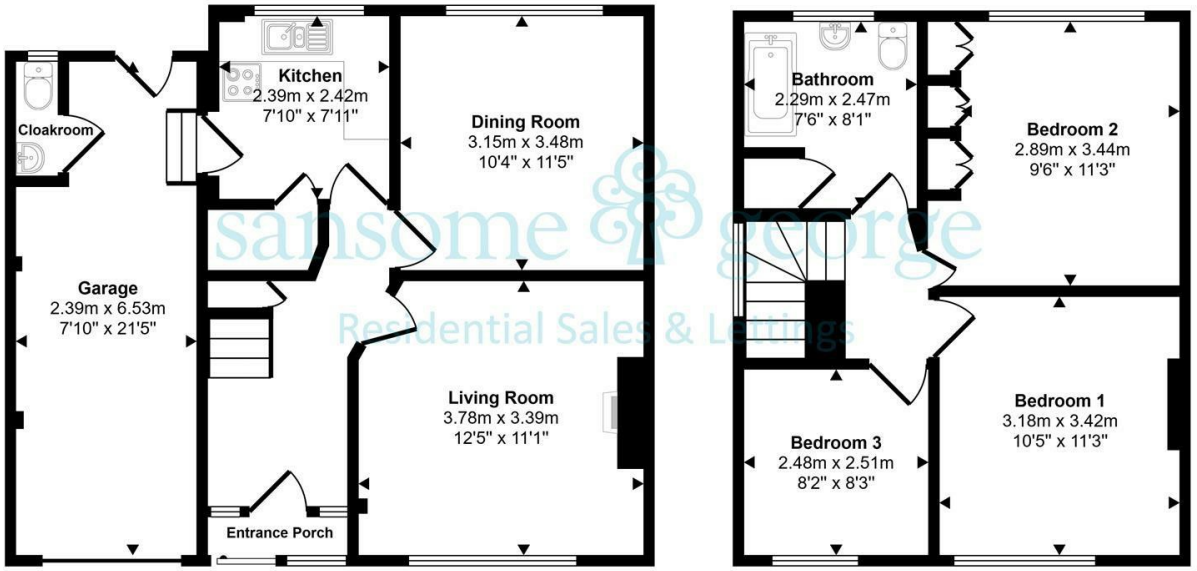
West Berkshire Council - Band D







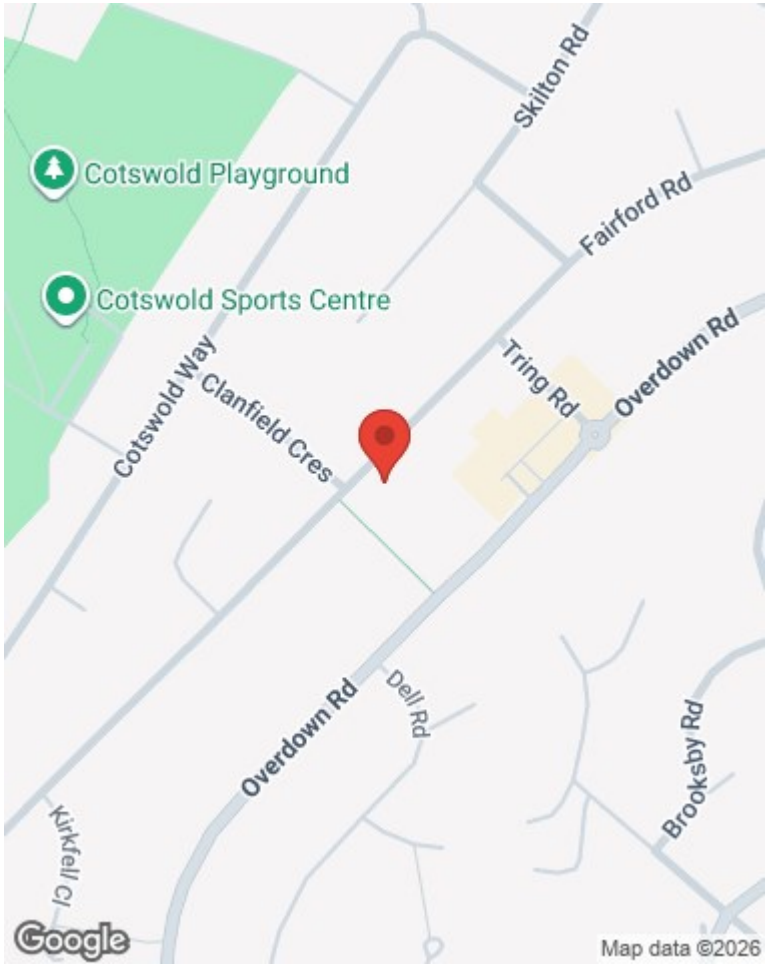
Approx Gross Internal Area
99 sq m / 1062 sq ft

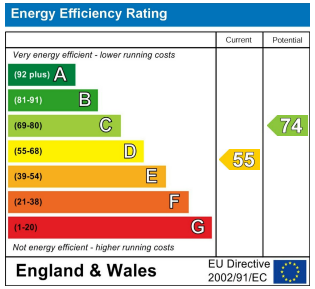


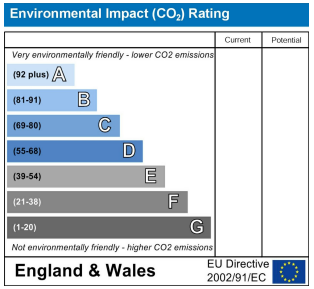
Ground Floor
Approx 58 sq m / 621 sq ft

First Floor
Approx 41 sq m / 440 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