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107 Park Lane, Tilehurst, Berkshire, RG31 4DR
Offers Over £425,000 Freehold

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Residential Sales & Lettings

- Extended 'Haddock' Built End Terrace House
- Entrance Hall With Stairs To First Floor
- Superb 'Open Plan' Kitchen/Dining Area
- 3 'Well Proportioned' Bedrooms
- Gas Fired Central Heating

- Close Proximity To Tilehurst Village
- Living Room With Bay Window & Character Fireplace
- Snug & Downstairs WC
- Well Tended 120' Rear Garden With Patio Area
- UPVC Double Glazing

This attractive extended 'Haddock' built end of terrace house is ideally located in central Tilehurst within a short walk to a host of amenities in Tilehurst Village. The local area consists of a range of shops, supermarkets, pubs and restaurants. The property is also on the convenient 'Number 17' 24 hour bus route giving easy access to Reading town centre just over 4 miles to the east and junction 12 of the M4 Motorway and Calcot retail park, is a simple 1.5 mile commute by car via the nearby A4 Bath road. Sought after primary and secondary schools are also with close proximity.

Approached via driveway providing off road parking for several vehicles, this well presented property has extended accommodation to the side and rear. The front door opens to an entrance hall with stairs to first floor and door to a spacious open living room with front aspect bay window, a character fireplace and continues to flow to a lovely open plan dining room, which in turn opens to a fitted kitchen that includes cooker, integrated dishwasher and a door leading to the garden. A courtesy door gives access to a snug and also to an additional downstairs cloakroom. On the first floor, a side aspect landing services 3 separate bedrooms and a fully tiled bathroom with separate WC. The property is further enhanced by UPVC double glazing and gas fired central heating to radiators via a serviced boiler.

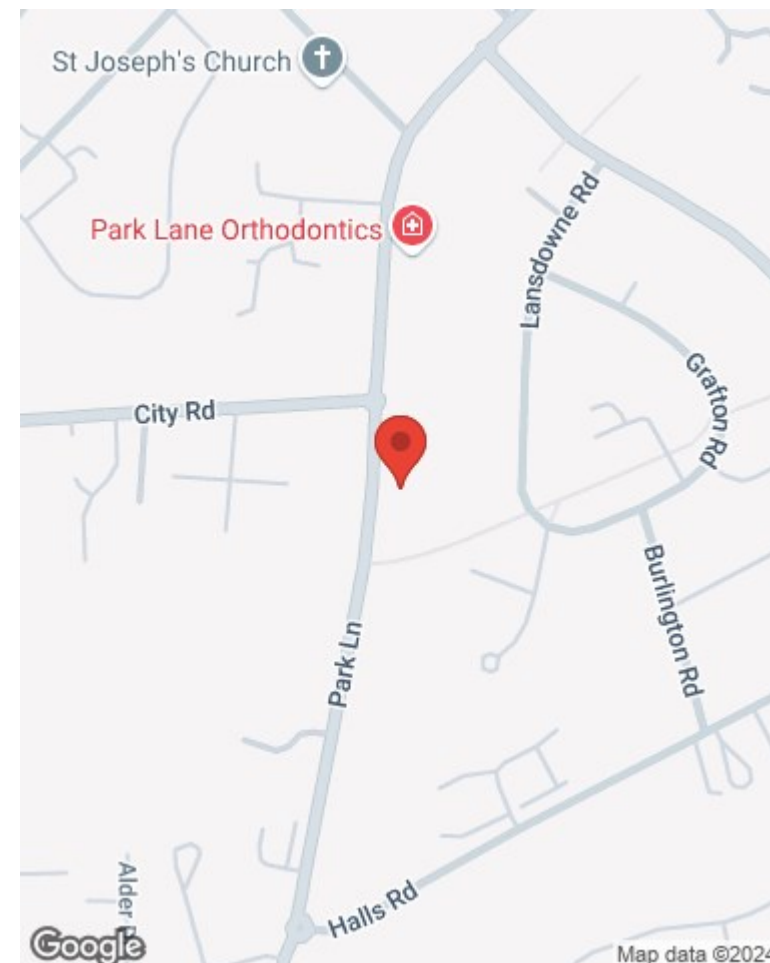
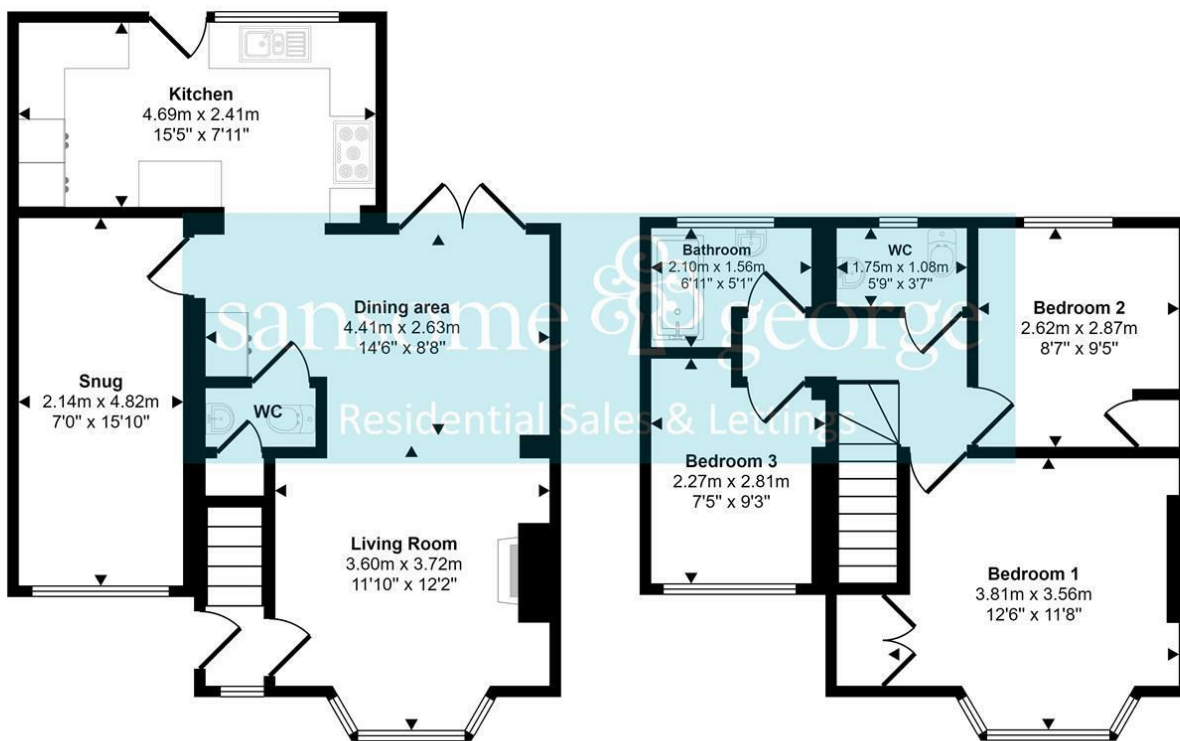
The rear garden is another outstanding and notable feature of this charming home. Measuring approximately 120' in length and enclosed by wooded panel fencing, a paved patio adjoins an expansive lawn with various established trees, shrubs, decking area and multiple garden sheds.

To discuss this property in more detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience as early interest is anticipated in this sought after home.

Reading Council Tax - Band D



Approx Gross Internal Area
91 sq m / 978 sq ft



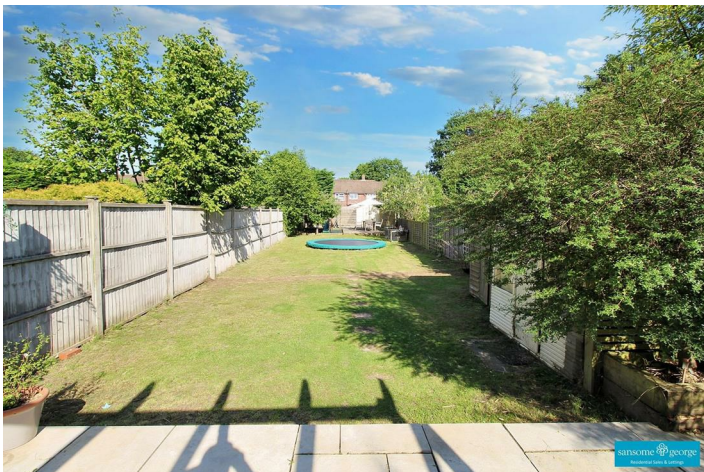
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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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