



sansome  george

**795 Oxford Road, Tilehurst, Reading, RG30 6TU**  
**£375,000 Freehold**

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Residential Sales & Lettings

- Extended End Terrace House
- 105 sq. m. (1129 sq. ft.) Of Versatile Accommodation
- Well Maintained Throughout
- 3 Reception Rooms
- 3 Bedrooms With En-suite To Bedroom 1

- No 'Onward Chain' Complications
- Ideally Located Close To Supermarket, Buses & Train Station
- Approx. 21m. (70') Rear Garden
- 2 Ground Floor Shower Rooms Plus W/C
- UPVC Double Glazing & GRCH

Offered to the market with the added advantage of 'no onward chain' complications, this end of terrace house with a modest single storey extension across the rear of the property provides versatile and well proportioned accommodation. The property is conveniently located within a short walk of a regular bus service and Waitrose supermarket, and with Tilehurst Train Station, Reading Retail Park plus further shops, gyms and schools all within 1/2 mile. The 70' (21 m.) rear garden backs onto a recreation ground, and The River Thames with riverside meadows along with The Atrium Health Club is also within minutes walk.

The property sits behind established hedging, above street level, with a gate opening to steps and a path leading to the front door across the lawned front garden. A path continues to the side of the property where a secure gate gives handy access to the rear garden. The front door opens to an entrance hall where stairs rise to the first floor and doors lead to the cloakroom, and an internal lobby. This lobby services a shower room, front aspect living room with bay window (currently used as a bedroom), and spacious dining room with side aspect window and courtesy door to side access. From the dining room, a versatile rear aspect sitting room features a door to the garden and an ensuite shower room, and the well appointed kitchen also has a doors accessing the rear garden. On the first floor, a central landing has doors to 3 separate well proportioned bedrooms and a three piece bathroom with front aspect window and electric shower over bath. Bedroom 1 benefits from an ensuite shower room and all bedrooms have stripped wood effect laminate flooring.

Outside, the rear garden is another notable feature of this spacious home. Enclosed by wooden fencing with established Leylandii trees to one side, a deck to the rear of the property adjoins a lawned garden with flower/shrub beds and timber garden shed. To the front of the property, the grass verge has tarmac areas to providing parking.

This generous home offering flexible accommodation is of interest to families, first time buyers, and buy-to-let investors. Please contact Sansome & George Estate Agents for further information or to schedule a viewing appointment at your earliest convenience.

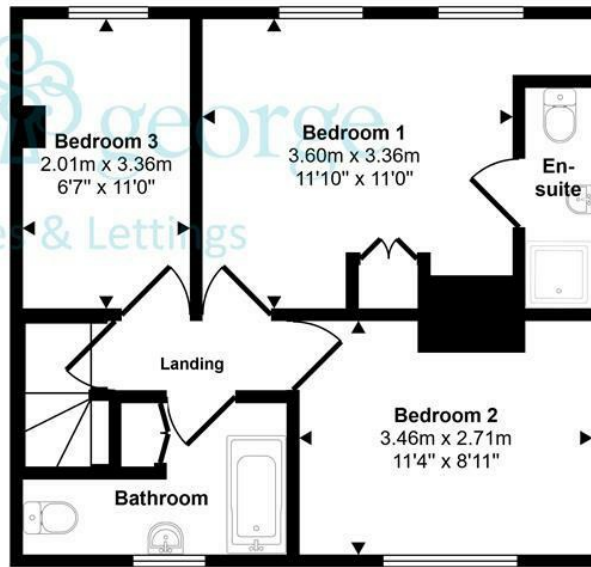
Reading Borough Council - Band D



Approx Gross Internal Area  
105 sq m / 1129 sq ft

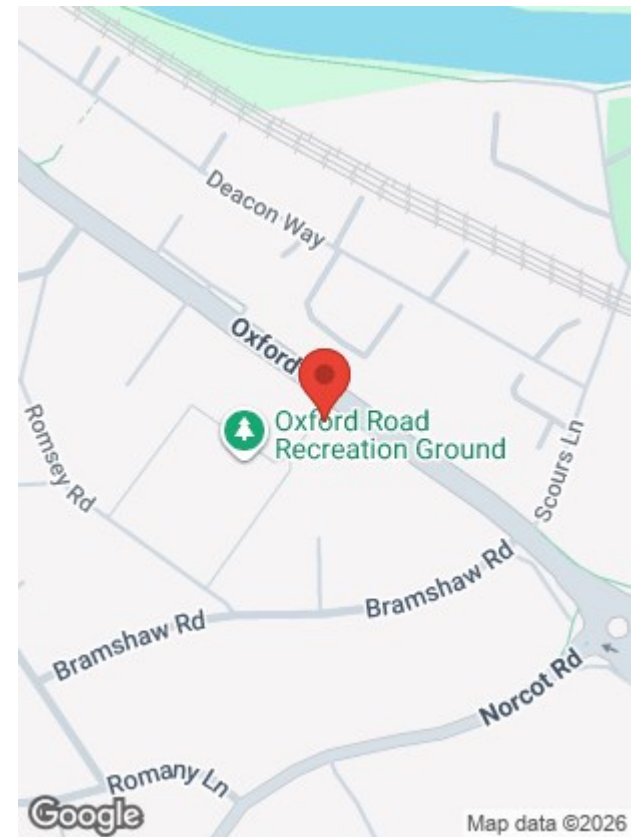


**Ground Floor**  
Approx 63 sq m / 677 sq ft



**First Floor**  
Approx 42 sq m / 451 sq ft

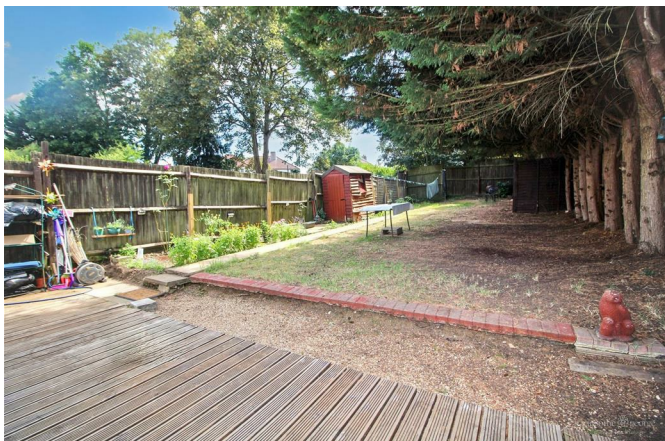
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (82 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>66</b>                                      | <b>England &amp; Wales</b>                                      |
|   |                         | <b>80</b>                                      | EU Directive 2002/91/EC   |

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