



sansome  george

18 Corwen Road, Tilehurst, Reading, Berkshire, RG30 4SJ
Offers In Excess Of £325,000 Freehold

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Residential Sales & Lettings

- Extended Semi Deached Home
- 14' Bay Fronted Living Room
- 11' Dining Room/ Family Room
- Landscaped Rear Garden
- No Onward Chain

- Two Double Bedrooms
- 15' Kitchen/Breakfast Room
- Shower Room
- Driveway Parking
- Level Walk To Tilehurst Village Centre

Offered to the market for the first time since the original purchase and also benefitting from 'No Onward Chain', this extended & well presented two bedroom semi detached home, is ideally located just yards from the village of Tilehurst. The property is well served by regular bus routes to Reading Town Centre (less than 4 miles to the east), and is within a 5-minute walk of a variety of amenities, including Blagrave Recreation Ground, shops, cafes, supermarkets, a post office, and pharmacies. Local primary and secondary schools, as well as nurseries, are also nearby.

Accommodation comprises an entrance hall, with stairs rising to the first floor, bay-fronted dual aspect living room, kitchen/breakfast room with ample storage cupboards and worksurfaces, rear lobby area, dining room/family room with UPVC sliding doors giving access to the garden. The first floor offers two double bedrooms with bedroom 1 benefiting from dual aspect windows, both bedrooms are serviced by a re-fitted shower room. Further benefits include UPVC double glazing and gas radiator central heating.

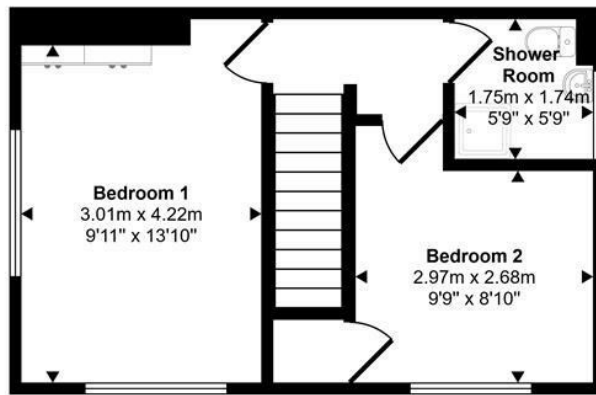
The exterior consists of a fully enclosed rear garden mainly laid to lawn, patio area, various shrubs/plants to borders, detached garage with light and power, gated access leads to the front offering driveway parking.

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

Reading Borough Council - Band C

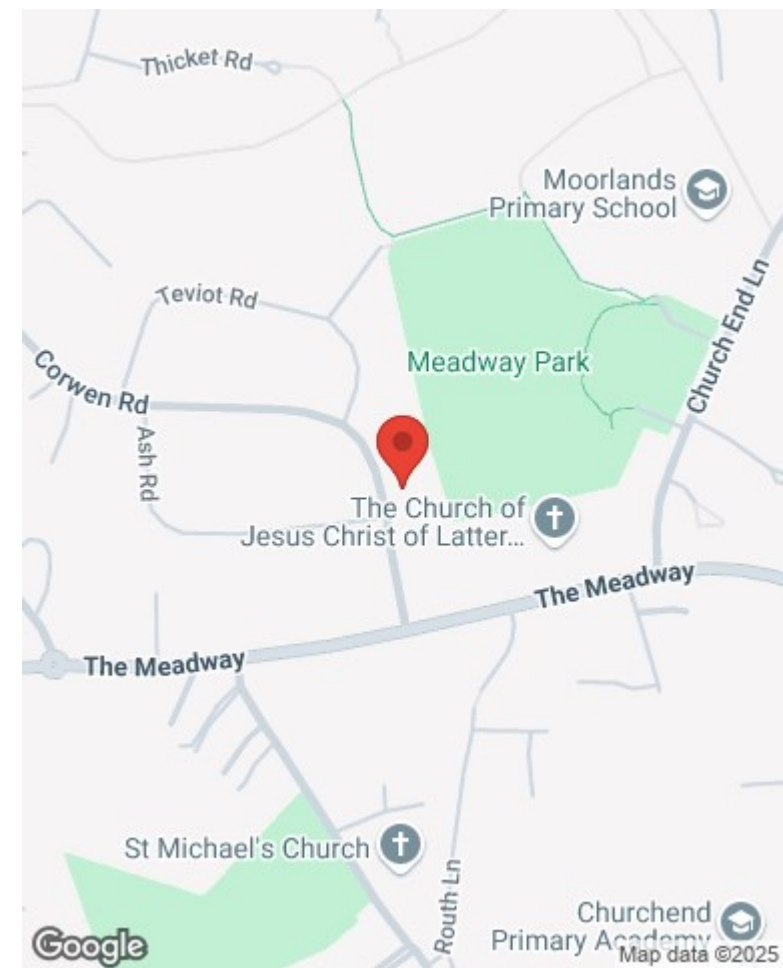


Approx Gross Internal Area
79 sq m / 846 sq ft



First Floor
Approx 33 sq m / 352 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		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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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