



sansome  george

**63 St. Saviours Road, Reading, RG1 6EJ**  
**Guide Price £450,000 Freehold**

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Residential Sales & Lettings

- Semi Detached Home
- 21' Living Room
- WC And Utility Room
- 3 Good Size Bedrooms
- Large Rear Garden

- Potential To Extend (STPP)
- Spacious Kitchen Diner
- Single Garage And Driveway
- Family Bathroom
- Gas Fired Central Heating

Offered to the market is this deceptively spacious semi-detached house conveniently located in the Coley Park area of Reading and hence within minutes' walk of local shops, regular bus route with service every 20 minutes, schools, recreation ground plus 'The Holy Brook' and neighbouring countryside. Reading town centre with a wealth of facilities plus mainline train station is just over 1 mile away and junctions 11 or 12 of the M4 motorway are each a simple commute by car of approximately 10 minutes via the nearby A4 Bath Road or A33 Basingstoke Road.

With a walled driveway to the front providing access to single integral garage and parking for several vehicles, a tended lawned frontage. The front door opens to an entrance hall with stairs rising to the first floor and access to the large 21' front aspect living room, feature fireplace, leading to double doors to the extended open plan kitchen dining room overlooking the rear garden. The rear of the property has been slightly reconfigured when extended to provide a rear lobby, utility room and WC providing internal access to the garage. On the first floor a spacious central landing with window and desk has doors to 3 separate and very well-proportioned bedrooms and a family bathroom.

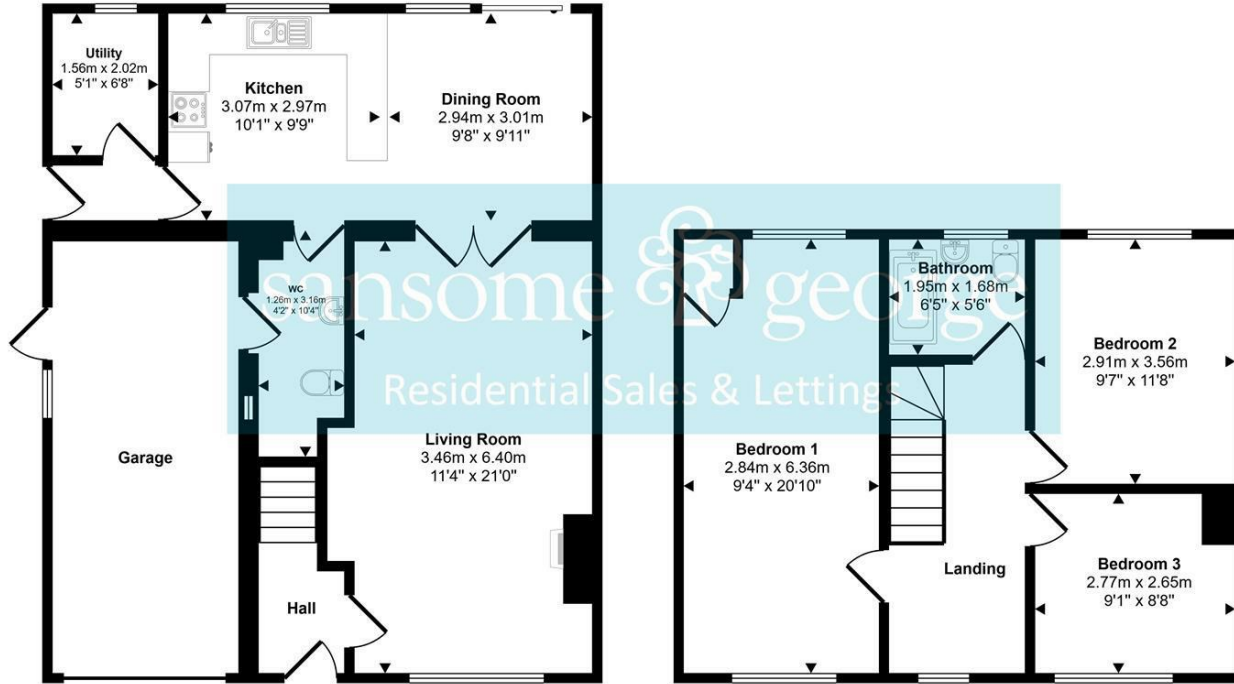
Outside, the rear garden is another notable feature of this desirable and much-loved home. A paved patio spans the width of the rear of the property and leads to the side access. The remainder of the beautiful garden is laid to lawn with established shrubs and bushes. Other notable general features of this popular home include; a great potential for renovations and extension subject to necessary permission, the gas fired central heating and the lovely view over the park space to the front of the home.

Early interest is anticipated so to discuss this sought after home in more detail or for any further information, please contact Sansome & George Estate Agents at your earliest convenience.

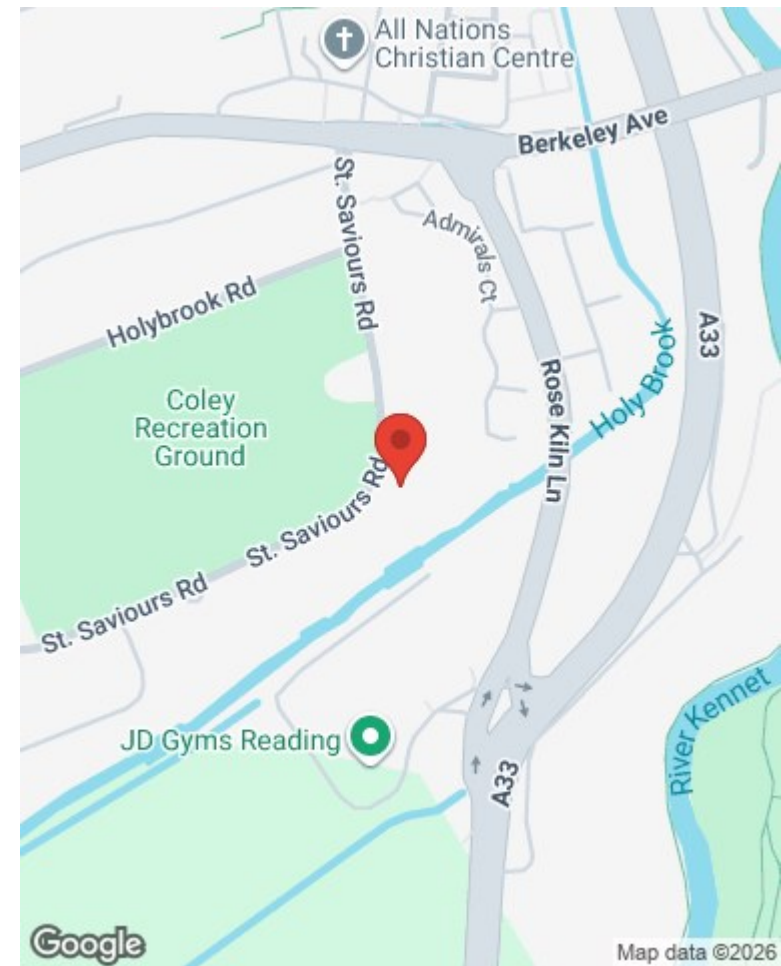
Reading Borough Council - Band D



Approx Gross Internal Area  
126 sq m / 1354 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			
England & Wales	EU Directive 2002/91/EC	62	82

Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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