



42 Cecil Aldin Drive, Tilehurst, Reading, RG31 6YP
Guide Price £400,000 Freehold

sansome  george
Residential Sales & Lettings

- Extended 3 Bedroom Semi-Detached Home Off Long Lane
- Kitchen
- Rear Aspect Living Room & Dining Room
- UPVC Double Glazed Windows
- Enclosed Rear Garden With Side Access
- Entrance Hall/Utility Room
- Ground Floor Shower Room
- Gas Radiator Central Heating
- Integral Garage & Driveway Parking
- No Onward Chain

A three bedroom extended semi-detached home situated in a sought after cul de sac off Long Lane, offering excellent potential for improvement and available for sale with no onward chain.

Conveniently located within easy reach of Tilehurst railway station, providing direct links to Paddington, the property is also close to local shops and highly regarded schools including Long Lane and Purley Primary Schools plus Denefield Secondary School. The surrounding area offers miles of open countryside in nearby Sulham, as well as the River Thames with scenic walks leading to Pangbourne village and its wide range of amenities.

Requiring some modernisation, the accommodation comprises an entrance hall with utility area, kitchen and a rear aspect living and dining room with direct access to the rear garden. Upstairs there are three bedrooms, with bedroom three having been extended and recessed, making it equally suitable as a study or dressing room. A three piece family bathroom completes the first floor accommodation. Additional benefits include UPVC double glazing and gas radiator central heating (n/t).

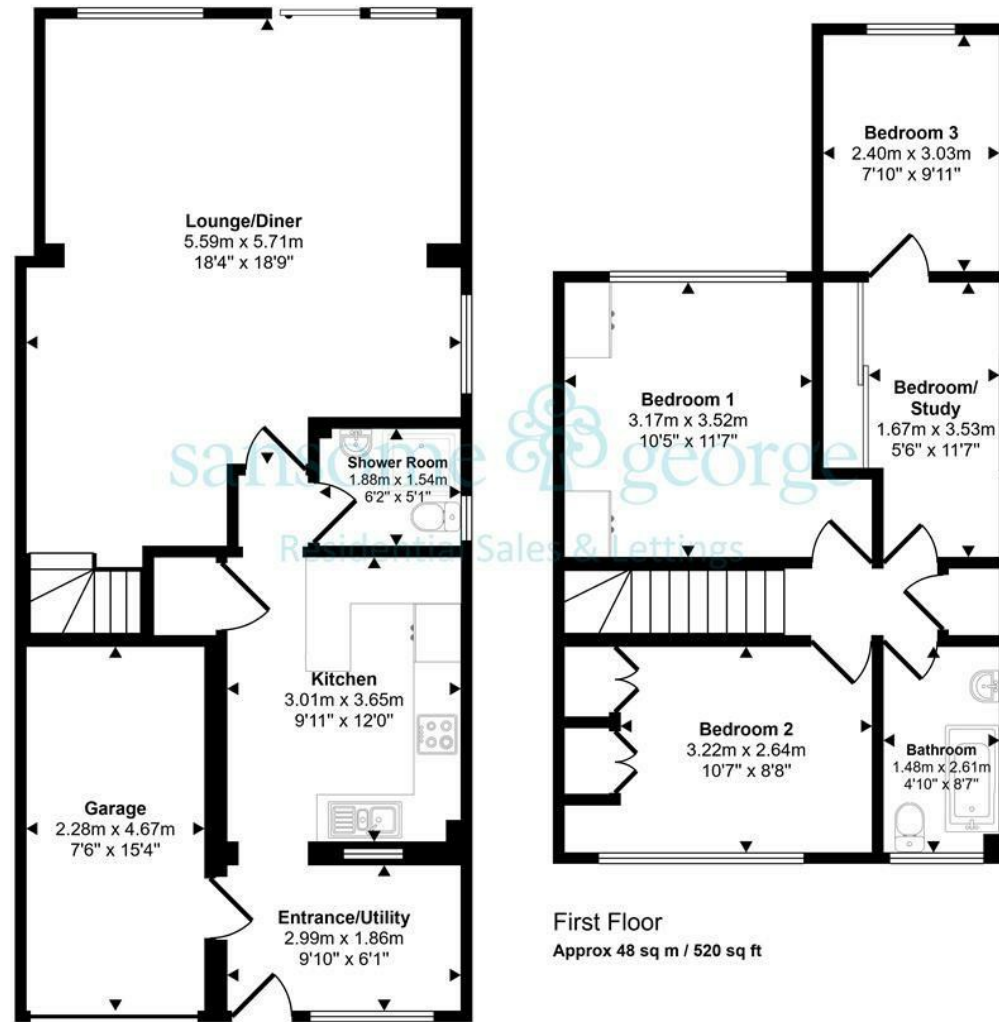
Outside, the rear garden features a full width paved patio leading to a lawned garden, all fully enclosed and offering side access. To the front, there is a rustic block paved driveway providing off road parking, together with an integral garage.

Early viewing is recommended. Please contact Sansome & George Tilehurst to arrange an appointment or for any further information.

West Berkshire Council - Band D

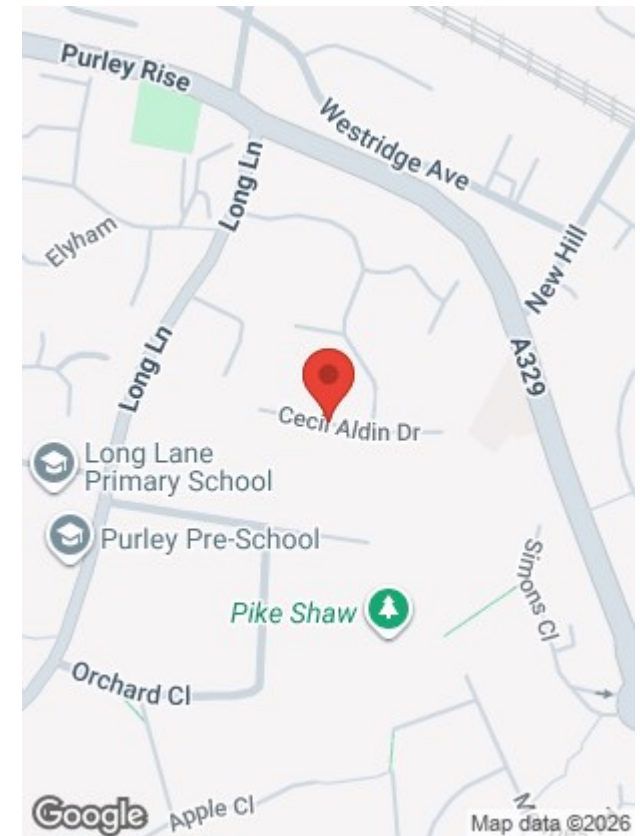


Approx Gross Internal Area
119 sq m / 1278 sq ft



Ground Floor
Approx 70 sq m / 758 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 ₂) 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	
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	

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