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4 Skilton Road, Tilehurst, Berkshire, RG31 6SA
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- Versatile Extended Semi-detached Home
- Spacious Living Room
- Galley Kitchen
- Three Well Proportioned Bedrooms
- Landscaped Rear Garden With Greenhouse & Shed
- Desirable Tree Lined Address
- Separate Dining Room
- Study / Bedroom 4
- Family Bathroom
- UPVC Double Glazing & Gas Fired Central Heating

Situated on a well regarded tree lined address to the western side of Tilehurst. This lovingly maintained and extended semi-detached home, is located close to local shops and regular bus services. The property is also in close proximity to well regarded primary and secondary school catchments, as well as being within just under 1 mile from Tilehurst train station accessing Reading mainline, London Paddington, Oxford and Didcot. Cotswold sports centre with gym, social club and recreation ground is also close by, as well as being situated near to miles of open countryside and woodland, in nearby Sulham. Junction 12 of the M4 Motorway and Calcot retail park is 3.5 miles and Reading town centre with a wealth of shops, nightlife and leisure facilities is under 4 miles.

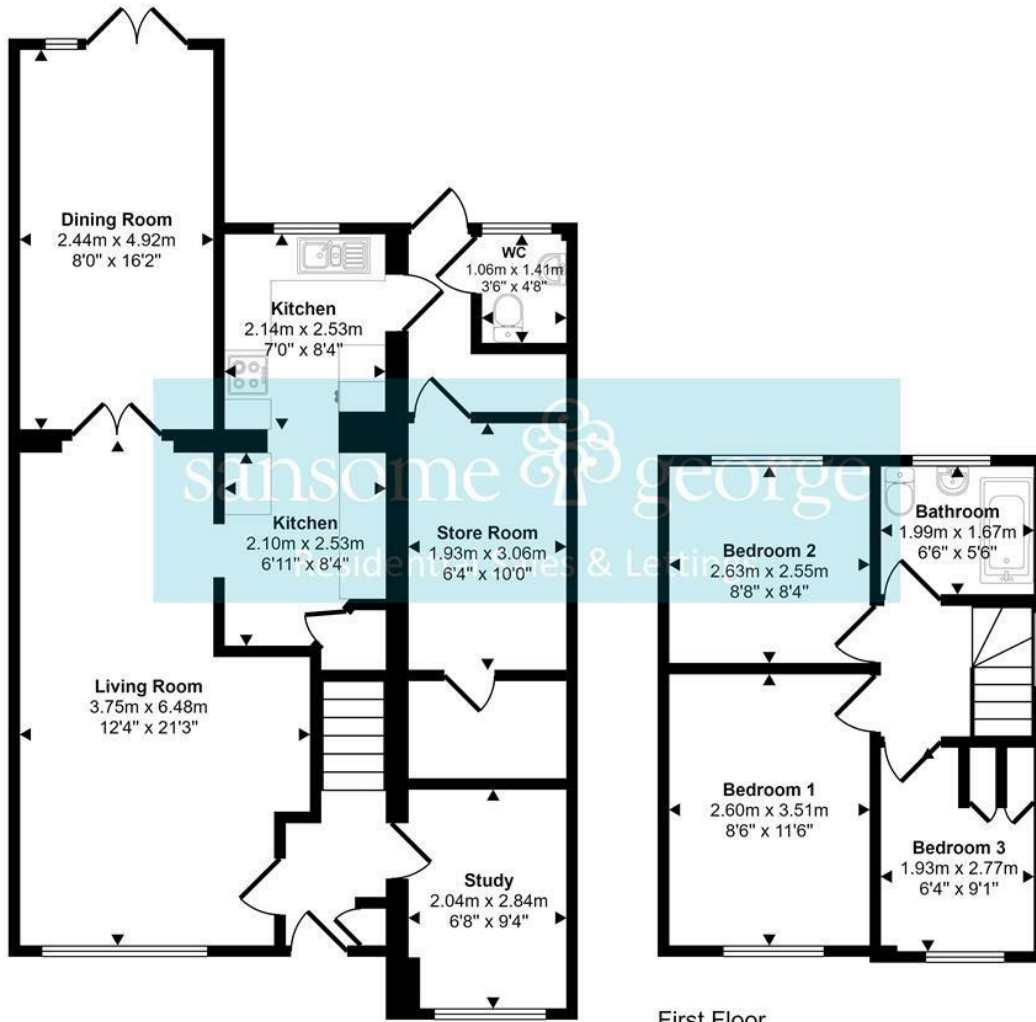
The property has been previously extended to the rear and has undergone a garage conversion, this property is approached via driveway providing parking for multiple vehicles. The front door opens to entrance hall with with stairs rising to the first floor. Accommodation comprises of front aspect office/bedroom 4, spacious living room, dining room, galley style kitchen, cloakroom and store room. On the first floor, the landing splits to access 3 well proportioned separate bedrooms and serviced by a three piece bathroom with shower over bath. To the rear of the property, the enclosed 80ft landscaped rear garden is mainly laid to lawn, patio area, flower/shrub beds, greenhouse and timber built shed. Other general points of note include UPVC double glazing throughout and gas fired central heating to radiators.

To discuss this property in more detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience as properties in this area are always in high demand.

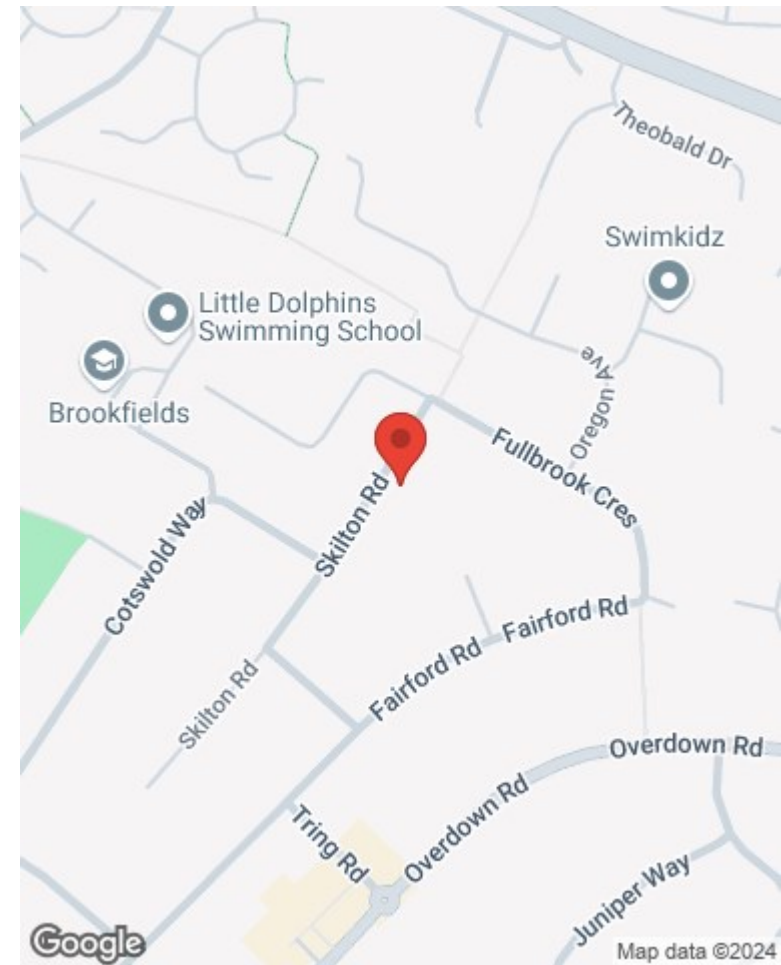
West Berkshire Council - Band D



Approx Gross Internal Area
102 sq m / 1096 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	

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	

Misrepresentation and Misdescriptions Acts

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