



**5 Highbury Road, Tilehurst, Reading, RG31 5JL**  
**Guide Price £375,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Three Bedroom Mid Terrace Home
- Modern Fitted Kitchen
- Gas Central Heating And UPVC Double Glazing
- Driveway Parking To The Front
- Gated Rear Access

- Well-Presented Throughout
- Modern Shower Room
- No 'Onward Chain' Complications
- Landscaped Rear Garden With Patio Areas
- Convenient For Tilehurst Station, M4 And Local Schools

Offered to the market with no 'onward chain', this well presented three bedroom mid terrace home is located in a desirable residential location the western fringes of Tilehurst, with Reading town centre easily accessible to the east. The property is conveniently positioned with Tilehurst train station approximately 2 miles away, offering direct links to London Paddington, Oxford, Didcot and Reading mainline, while Junction 12 of the M4 is around 3 miles distance, providing straightforward motorway access. Well regarded primary and secondary schools, including Little Heath secondary School are close by, along with regular bus services, a local parade of convenience stores and two nearby pubs. A wider range of amenities can be found in Tilehurst village, approximately one mile away.

Accommodation comprises an entrance porch leading into a living room with stairs rising to the first floor, a separate dining room, and a well-appointed kitchen fitted with a range of storage cupboards, ample work surface areas and a door providing access to the rear garden. To the first floor are three well proportioned bedrooms, all serviced by a modern fitted shower room. Further general benefits include UPVC double glazing and gas central heating throughout.

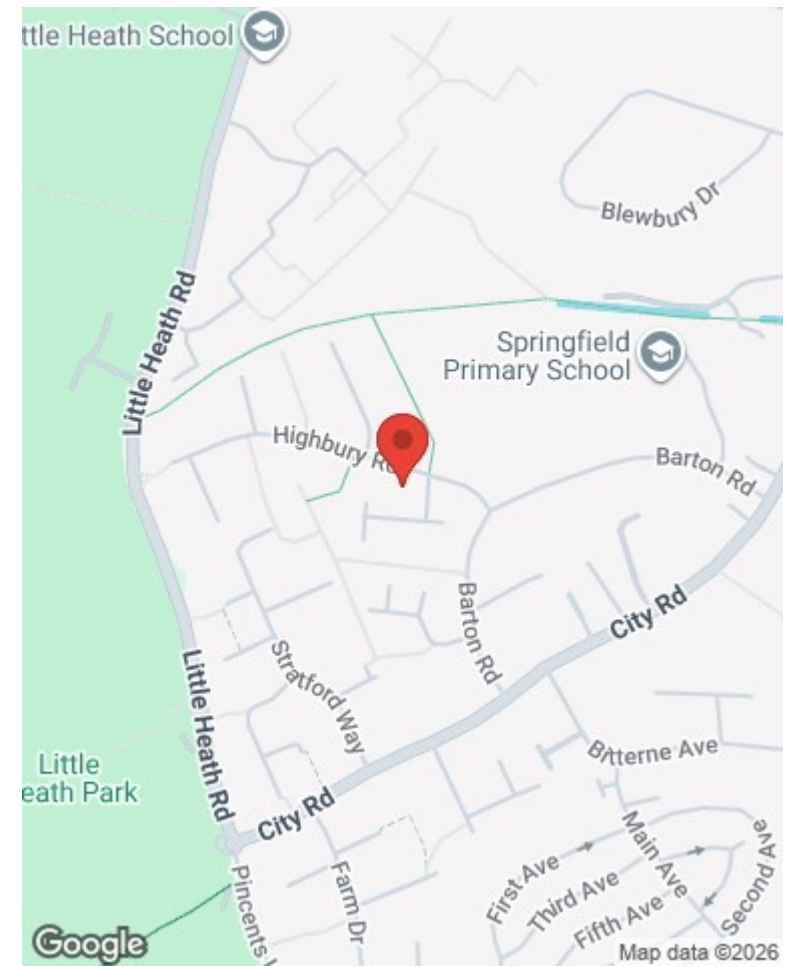
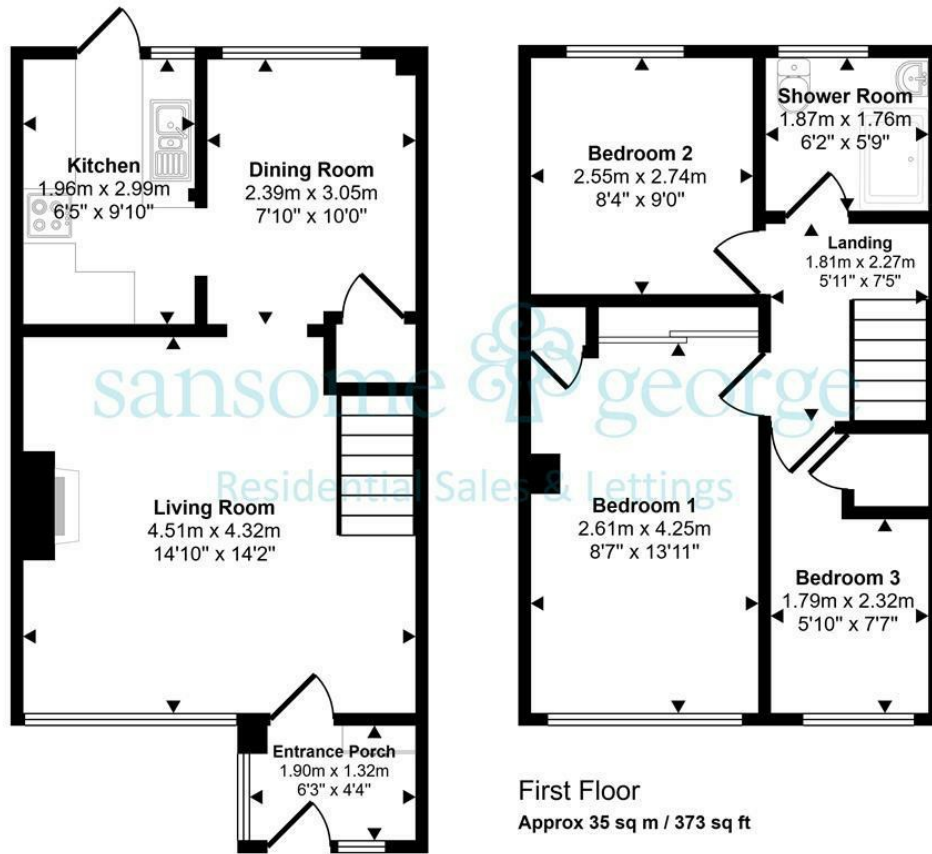
Externally, the property enjoys driveway parking to the front, while the rear offers a landscaped garden mainly laid to artificial lawn, with patio areas, planted borders, and fully enclosed boundaries. Gated rear access adds further practicality.

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

West Berkshire Council - Band C



Approx Gross Internal Area  
71 sq m / 766 sq ft



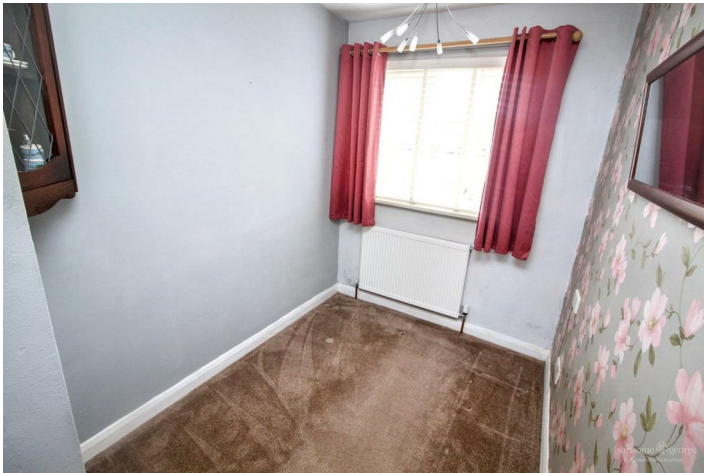
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	76
	EU Directive 2002/91/EC		

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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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.

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