



20 Thicket Road, Tilehurst, Reading, RG30 4TY
£450,000 Freehold

sansome  george
Residential Sales & Lettings

- Extended Semi-detached House
- Within 1/2 level mile of Tilehurst Village
- Driveway For 2 Cars
- Versatile Family Room/Bedroom 4
- 3 Bedrooms To Include Loft Conversion
- Cul-De-Sac Location Abutting Wooded Copse
- 111 sq. m. (1199 sq ft.) Of Versatile Accommodation
- Living Room With Arch Opening to Kitchen/Breakfast Room
- Ground Floor Bathroom & 1st Floor Shower Room
- Enclosed Rear Garden With Shed/Outbuildings

This modestly extended home is ideally located in a tucked away cul-de-sac which abuts a wooded copse, yet is conveniently within ½ level mile (10 minutes walk) of Tilehurst village centre with a range of shops and all other amenities to include frequent bus services. Reputable schools are also nearby and Reading Town Centre or Junction 12 of the M4 motorway are each easily accessible being approximately 4 miles away.

Complemented by driveway parking for 2 cars and handy gated pedestrian side access, the front door sits under a covered porch and opens to a handy entrance porch with a door to the living room. Spanning the width of the property with front aspect bay window, engineer wood flooring, stairs to the first floor and open fireplace housing log burner, the living room is open plan to the kitchen/breakfast room via a feature exposed brick arch. The modern side aspect kitchen is well appointed with ample storage and work top space and opens to a lobby area with side aspect courtesy door to the rear garden. From the lobby, doors lead to a fully tiled ground floor bathroom, and a separate and versatile reception room (currently used as a 4th bedroom) with Patio doors to the rear garden. On the first floor, the central landing services 2 bedrooms and a rear aspect shower room and also has stairs rising to the second floor to a bedroom within the converted loft space. Outside, the rear garden is enclosed by wooden fencing and includes a paved patio, a timber built lean to utility room, and a shed/workshop spanning the foot of the garden. The garden is laid mainly to lawn with planted flower/shrub beds to either side.

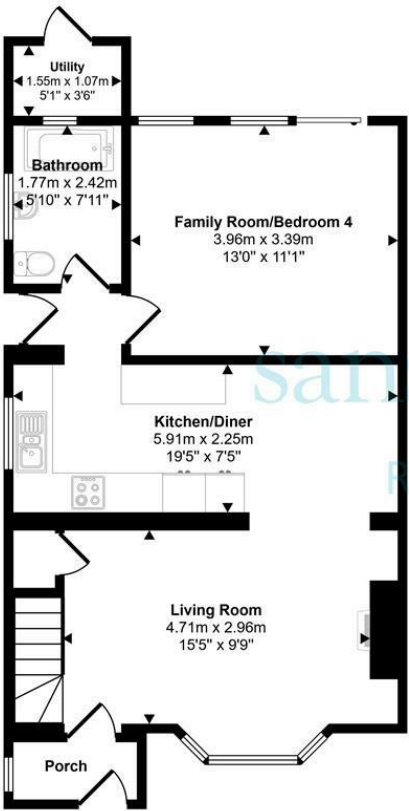
This deceptively spacious home offers flexible and well proportioned accommodation yet offers further scope for further future extension (subject to consents) or to be reconfigured to adapt to a new owners needs.

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

Reading Borough Council - Band D



Approx Gross Internal Area
111 sq m / 1199 sq ft



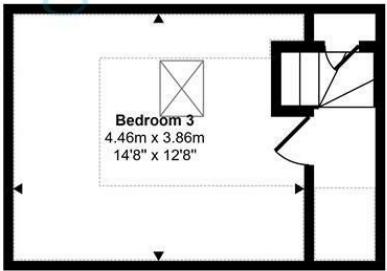
Ground Floor
Approx 57 sq m / 615 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 33 sq m / 355 sq ft



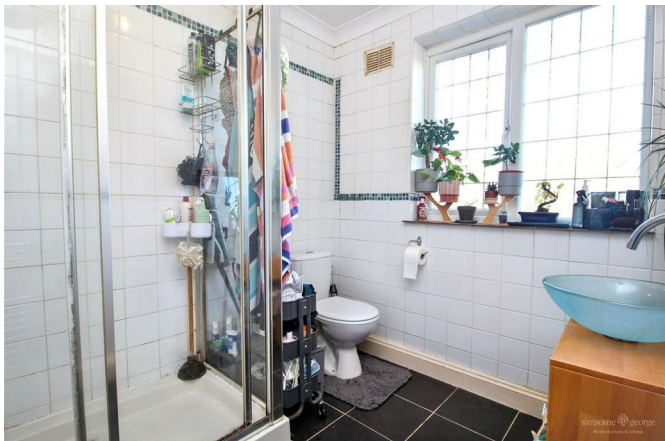
Second Floor
Approx 21 sq m / 228 sq ft



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		
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	

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