



**Flat 2, 120 Tilehurst Road, Reading, Berkshire, RG30 2LX**  
**£250,000 Leasehold - Share of Freehold**

**sansome & george**  
Residential Sales & Lettings

- Unique Victorian Maisonette With Private Entrance
- Spacious 14' Living Room With Bay Window & Fireplace
- Modern Kitchen/Diner With Integrated Appliances
- Gas Central Heating & Double Glazing Throughout
- Moments From West Reading Station & Local Amenities
- Stunning Three-Tiered Landscaped Private Garden
- Two Generous Double Bedrooms With Character Features
- Contemporary Bathroom With Shower Over Bath
- Share Of Freehold With Residents' Parking
- Easy Access To Town Centre, A4 & M4 Motorway

Offered to the market is this unique and beautifully presented ground floor Victorian maisonette, boasting its own private entrance and impressive three-tiered private garden. The property is located just moments from West Reading train station and a wide range of local amenities. Converted from a substantial Victorian semi-detached house, the property forms part of an exclusive development of just four individual dwellings. It offers a rare opportunity to acquire a character-filled home in a highly convenient location.

The current owners have tastefully redecorated much of the interior and professionally landscaped the rear garden in recent years, creating a stylish and low-maintenance outdoor space ideal for relaxing and entertaining.

Accommodation comprises a private UPVC front door opening into the entrance hall and lobby, leading through to a spacious kitchen/diner with ample storage, integrated electric hob and oven, a large built-in cupboard, and a rear UPVC door providing access to the garden via an external staircase. From the kitchen, an internal hallway leads to a generous 14' living room with bay window and original feature fireplace. The main bedroom is a well-sized 15'1" x 12'10" with bay window, complemented by a second rear aspect double bedroom (16'11") and a modern bathroom fitted with a white suite and shower over bath.

Externally, one of the property's most impressive highlights is the beautifully designed, private three-tiered rear garden. Expertly landscaped to offer both style and functionality, the top tier features a low-maintenance artificial lawn, an ideal spot for a bistro set. Step down to the lower level and you'll find an inviting seating area surrounded by established planting, creating a tranquil retreat perfect for relaxing or entertaining. The entire garden is securely enclosed with fencing and brick wall, ensuring privacy and a sense of seclusion.

Additional benefits include gas central heating via a combination boiler (located in bedroom 2), double glazed windows throughout, residents' parking, and a share of the freehold.

Ideally located within a short walk of West Reading train station, Prospect Park, and Reading town centre, the property also offers easy access to the A4 Bath Road and M4 motorway. It is well served by a selection of shops, supermarkets, gyms, cafes, restaurants, and pubs.

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

Tenure: Share of freehold  
 Maintenance charge: £62.50 per month (payable to the residents' association)  
 Lease - 980 years remaining  
 Reading Borough Council - Council Tax Band B

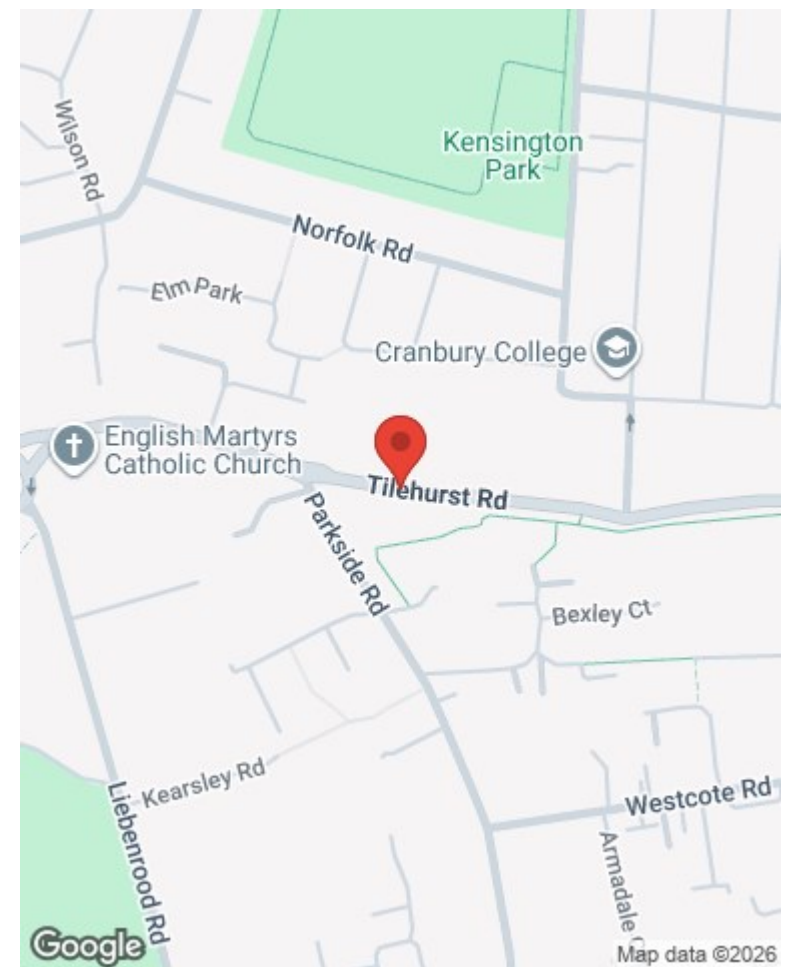


Approx Gross Internal Area  
63 sq m / 676 sq ft



Floorplan

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.

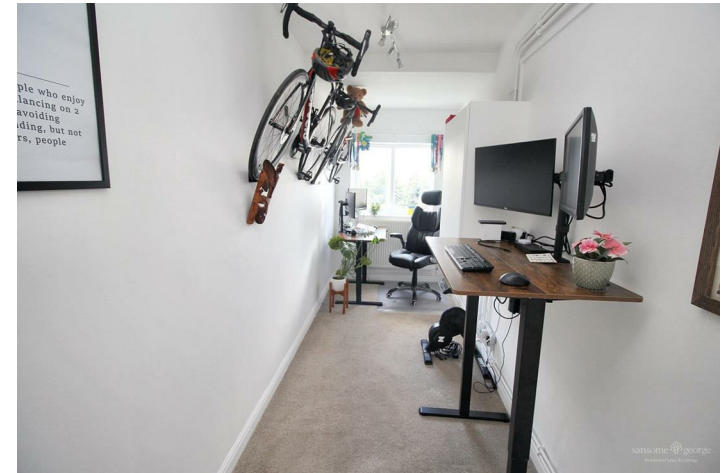


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	78
EU Directive 2002/91/EC			

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			
England & Wales			
EU Directive 2002/91/EC			

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