



sansome  george

5 St. Ronans Road, Reading, Berkshire, RG30 2QE
£475,000 Freehold

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Residential Sales & Lettings

- Extended Semi Detached House
- Convenient cul-de-sac location close to all amenities
- Entrance Hall and Ground Floor Shower Room
- Fantastic open plan Sitting/Dining Room/Kitchen
- 3 'double' Bedrooms
- No 'onward chain' complications
- Landscaped southerly aspect rear Garden
- Versatile separate 14' Living Room
- Utility Room/Walk in Larder
- Modern 3 piece Bathroom

This subtly extended semi detached home is offered to the market with no 'onward chain' complications and boasts well proportioned and desirable accommodation throughout complemented by a landscaped rear Garden enjoying a predominantly southerly aspect. Situated in a cul-de-sac approximately 2 miles west of Reading Town Centre, this delightful home is ideally located within minutes walk of a wealth of amenities to include Prospect Park, reputable schools, gyms, shops and supermarkets as well as numerous regular bus services. Both Tilehurst and Reading West Train Stations are each circa 1 mile, Reading Town Centre is under 3 miles to the east and the M4 Motorway is a simple commute by car of under 4 miles via the A4 Bath Road.

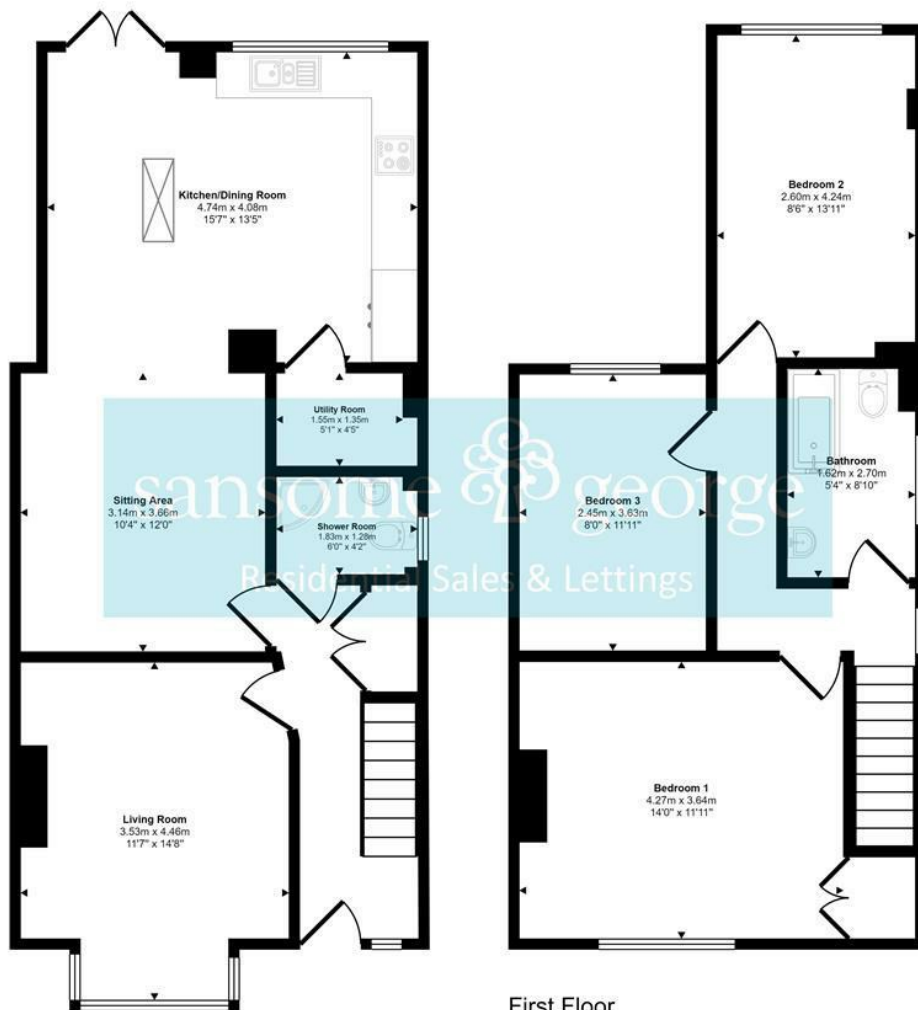
This 'turn key' home is approach via a hardscaped low maintenance frontage behind a low level brick wall with paved path leading to two steps up to the covered open porch over the front door and continues to a secure side gate giving useful access to the rear garden. The front door opens to an entrance hall where a staircase rises to the first floor and doors open to all ground floor rooms as well as a large storage cupboard. Ground floor accommodation comprises of side aspect shower room, a versatile Living Room with front aspect box bay window and chimney breast, and a fantastic and highly sought after open plan sitting room opens to full width kitchen/dining room spanning the rear of the property with rear aspect French doors to Gardens and roof light providing great natural light. A door from the kitchen leads to a utility room/walk in larder. On the first floor, the accommodation has also been thoughtfully extended to provide 3 good sized 'double' bedrooms all measuring in excess of and serviced by a modern side aspect bathroom with white suite including shower over bath. Outside, the rear garden is enclosed by timber fencing and enjoys a predominantly southerly aspect. A two tier paved patio spans the rear of the property and continues to the side gate and adjoins a lawned garden with flower/shrub beds and timber garden shed.

This superb home must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



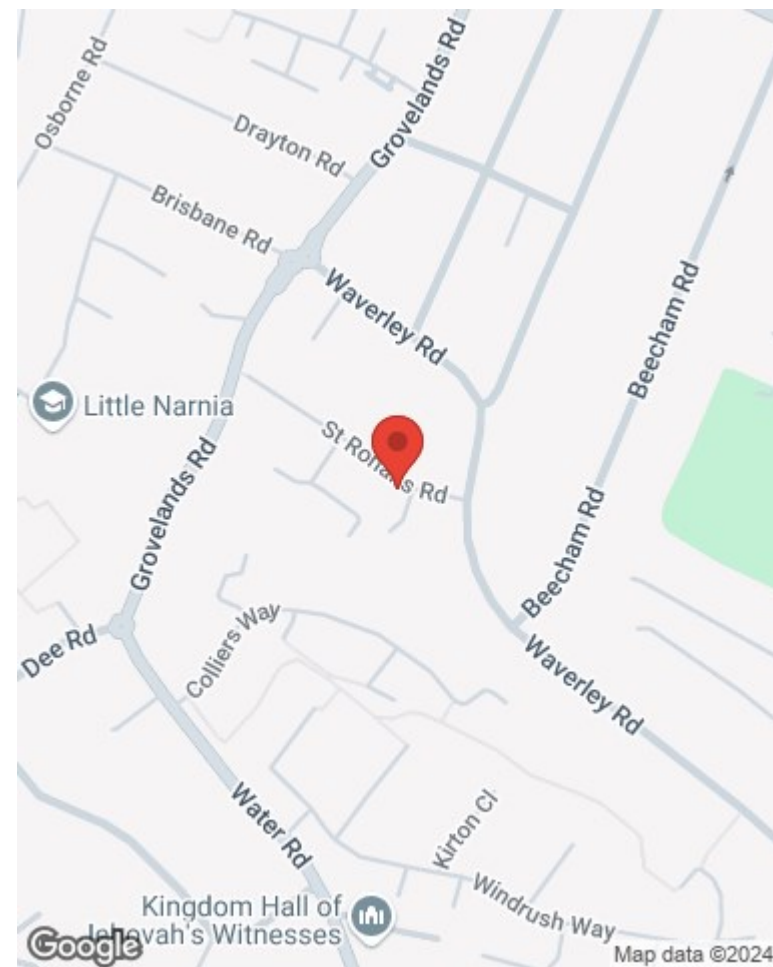
Approx Gross Internal Area
111 sq m / 1191 sq ft



First Floor
Approx 50 sq m / 540 sq ft

Ground Floor
Approx 60 sq m / 650 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		83

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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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com