



sansome  george

5 Beverley Road, Tilehurst, Reading, RG31 5PT
Guide Price £475,000 Freehold

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Residential Sales & Lettings

- Three Bedroom Semi Detached Home
- Extended Accommodation
- Modern Kitchen/Diner
- Bedroom One With Bay Window
- Driveway Parking
- Double Bay Fronted
- Spacious Living Room
- Cloakroom
- Landscaped Rear Garden
- Popular Cul-De-Sac

A well presented and extended three bedroom double bay fronted 'Haddocks' built semi detached home, offering spacious and versatile accommodation throughout, situated in a popular cul-de-sac just a short level walk from Tilehurst Village and its excellent range of amenities. Regular bus services are only a few minutes' walk away, whilst highly regarded primary and secondary schools are within easy reach. Tilehurst railway station, providing direct services to Reading, London Paddington and Oxford, is just over one mile away, while Reading town centre and Junction 12 of the M4 motorway are both under four miles from the property.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor, a cloakroom, and a spacious front aspect living room featuring a bay window and UPVC French doors opening onto the landscaped rear garden. The modern fitted kitchen offers a comprehensive range of eye and base level units, ample work surfaces and space for appliances, and flows seamlessly into a generous dual aspect family/dining room with French doors leading to the rear garden, creating an ideal space for both everyday family living and entertaining.

The first floor provides three well proportioned bedrooms, with the principal bedroom enjoying an attractive feature bay window. The bedrooms are served by a modern family bathroom fitted with a panel enclosed bath and shower over.

Externally, the property benefits from a fully enclosed and landscaped rear garden, predominantly laid to lawn with a patio seating area and well stocked flower/ shrub borders and timber shed. Side access leads to the front, where a driveway provides off road parking for several vehicles.

Please contact Sansome & George Tilehurst to arrange a viewing or for further information.

Reading Borough Council Tax Band D

Purchasers Note:-
Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.



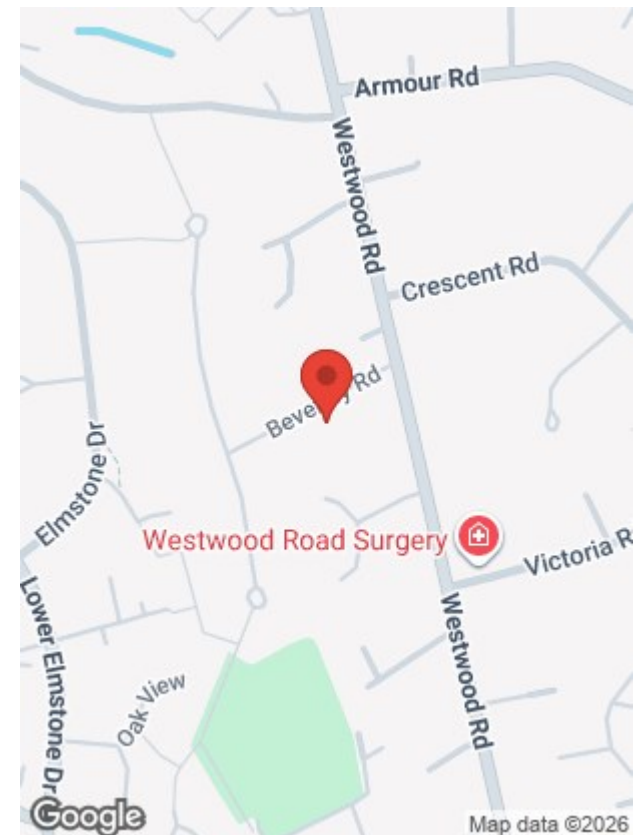
Approx Gross Internal Area
99 sq m / 1065 sq ft



Ground Floor
Approx 57 sq m / 609 sq ft

First Floor
Approx 42 sq m / 455 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	

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