



8 Birch Avenue, Tilehurst, Reading, Berkshire, RG30 6BL
£475,000 Freehold

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Residential Sales & Lettings

- Immaculate 3 Bedroom Semi-detached Home
- Rear Aspect Fitted Kitchen
- Gas Radiator Central Heating
- Walk To Tilehurst Village
- Detached Garage

- Living Room & Separate Dining Room
- 3 Good Sized Bedrooms & Family Bathroom
- UPVC Double Glazed Windows
- Enclosed Rear Garden With Wide Side Gate
- Driveway Parking



Immaculately presented, this attractive 1930s semi-detached home is ideally positioned within a sought after residential area, perfectly suited to family living. The property enjoys a highly convenient location, within easy reach of the frequent Number 17 bus service, a variety of local shops, and several well regarded schools. Tilehurst railway station is also nearby, providing direct services to London Paddington, while Tilehurst village offers an excellent range of everyday amenities, including supermarkets, cafés, and leisure facilities.

The accommodation is spacious, well balanced, and filled with natural light. A welcoming entrance hall leads to a charming box bay fronted living room, while a similarly proportioned separate dining room enjoys twin doors opening onto the rear garden. Both reception rooms provide versatile living space, ideal for modern family life as well as entertaining. To the rear of the property, the kitchen overlooks the garden and offers a practical layout with ample storage and work surfaces.

The first floor comprises three well proportioned bedrooms, each offering comfortable and flexible accommodation suitable for family members, guests, or home working. These are served by a generous three-piece family bathroom, fitted with a bath, wash basin, and WC.

Further benefits include gas fired radiator central heating and UPVC double-glazed windows throughout, ensuring year round comfort and energy efficiency.

Outside, the rear garden is a particular feature of the property, extending to approximately 70ft in length. Beautifully established and thoughtfully landscaped, it enjoys a variety of mature shrubs and planting that provide both colour and privacy. A paved patio creates an ideal space for outdoor dining and entertaining, while wide gated side access leads conveniently to the front of the property. To the side of the garden is a detached garage/workshop equipped with light and power, offering excellent storage, workspace, or hobby potential.

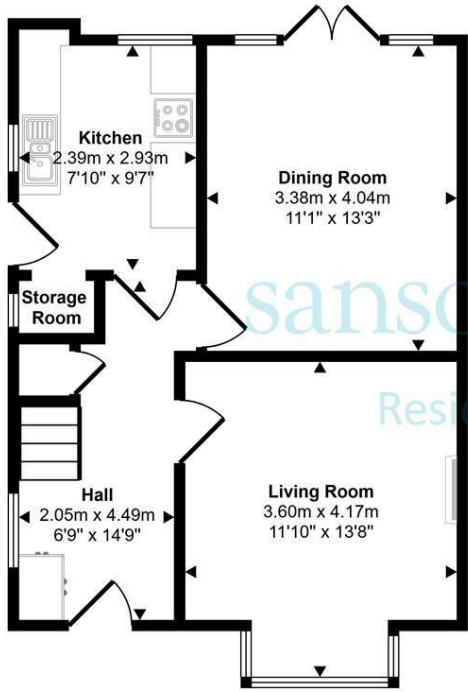
To the front, the property benefits from block paved driveway parking.

Combining character, generous living space, and a highly convenient location, this delightful family home represents an excellent opportunity for a wide range of buyers seeking comfortable and practical living in a popular and well connected area.

Please contact Sansome & George Tilehurst branch to arrange an appointment to view.
Council Tax Band D - Reading Borough Council



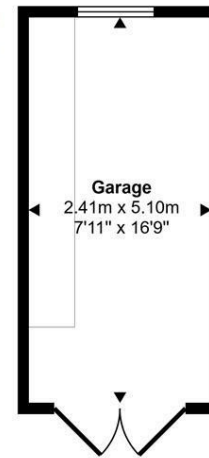
Approx Gross Internal Area
106 sq m / 1142 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft

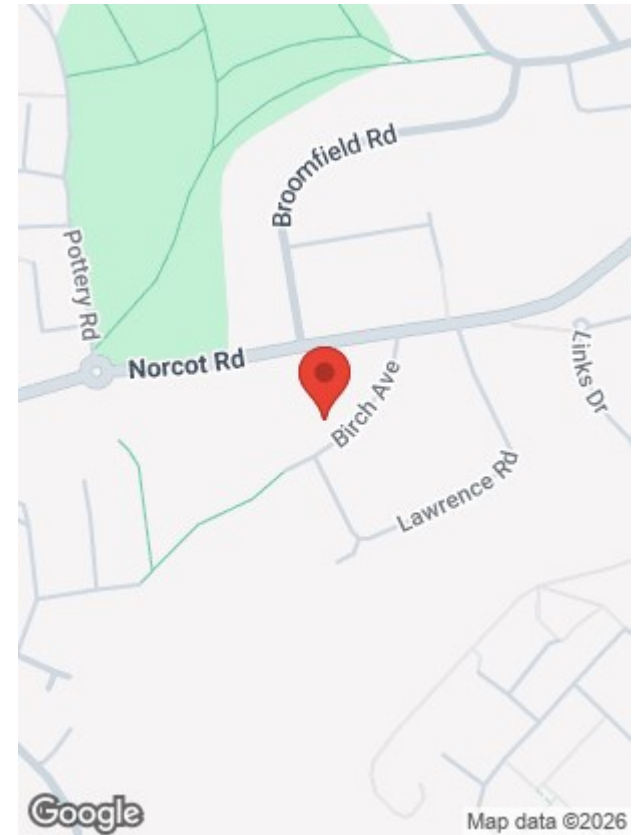


First Floor
Approx 47 sq m / 510 sq ft



Garage
Approx 12 sq m / 133 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 | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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