




sansome  george

819 Oxford Road, Tilehurst, Reading, RG30 6TU
£350,000 Freehold

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Residential Sales & Lettings

- Extended End Of Terrace House
- Versatile Accommodation of 1139 sq. ft. (106 sq. m.)
- Modern Fitted Kitchen
- 3 Well Proportioned Bedrooms
- Southerly Aspect Rear Garden
- No 'Onward Chain' Complications
- 4 Reception Rooms
- 2 Ground Floor Shower Rooms
- Bathroom Plus En-suite To Bedroom 1
- Solar Panels To Rear Elevation

Offered to the market with the added advantage of no 'onward chain' complications, this extended end of terrace house is conveniently located within sight of Waitrose supermarket, yards from regular bus services and under 10 mins level walk from Tilehurst Train Station. Schools, green spaces and a range of shops, cafes, gyms, pubs and restaurants are all within close proximity and Reading Town Centre or Tilehurst Village each being within under 3 miles.

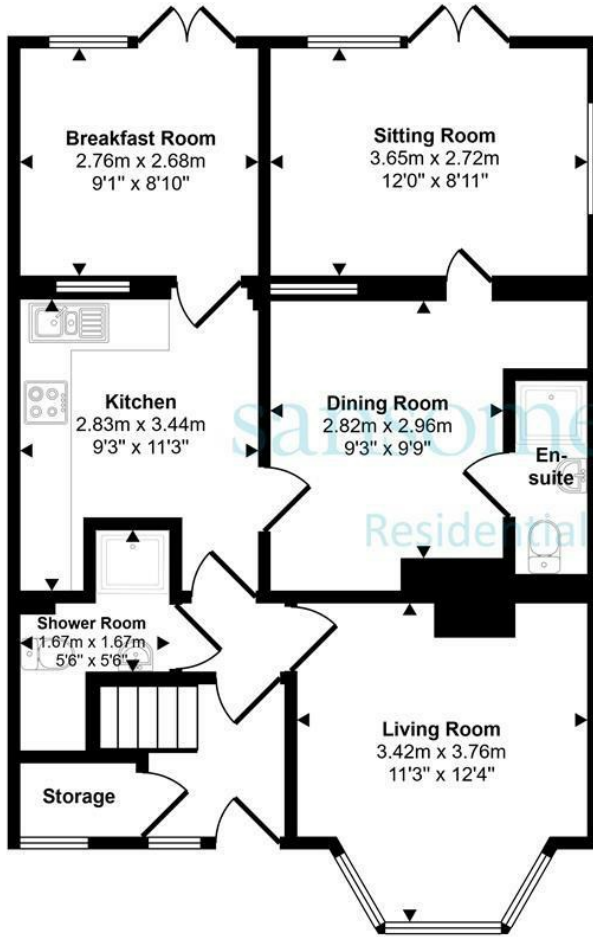
Enjoying a good level of seclusion with a hedge to the front, the property is approached via front garden with established shrubs and path with steps up to front door and continues to the side of the property and giving access to the rear garden. The front door opens to an entrance hall with built in storage, stairs rising to the first floor and a door leading to a lobby area which gives access to the living room with front aspect bay window (currently used as a bedroom), a separate shower room, and the kitchen. The kitchen is well appointed with a range of modern units and includes an integrated electric hob with oven below. A door leads to the dining room and a second door opens to a versatile breakfast room with French doors to the rear garden. The dining room features an en-suite shower room and also a door leading to the flexible sitting room with tiled floor and French doors to rear garden. On the first floor, a central landing services 3 separate bedrooms all of a good size and a front aspect bathroom with white four piece suite. Bedroom 1 also features an en-suite shower room. Outside, the rear garden boasts a desirable southerly aspect and is mainly laid to lawn with flower/shrub beds.

Further general benefits to note include solar panels, gas fired central heating to radiators and upvc double glazing throughout. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

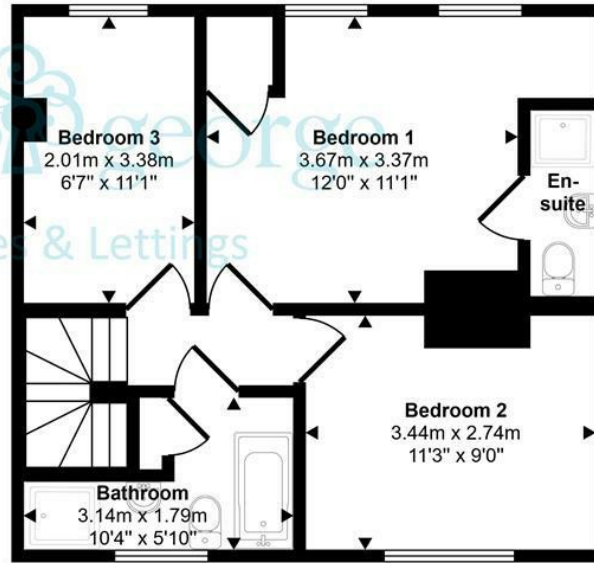
Reading Borough Council - Band C



Approx Gross Internal Area
106 sq m / 1139 sq ft

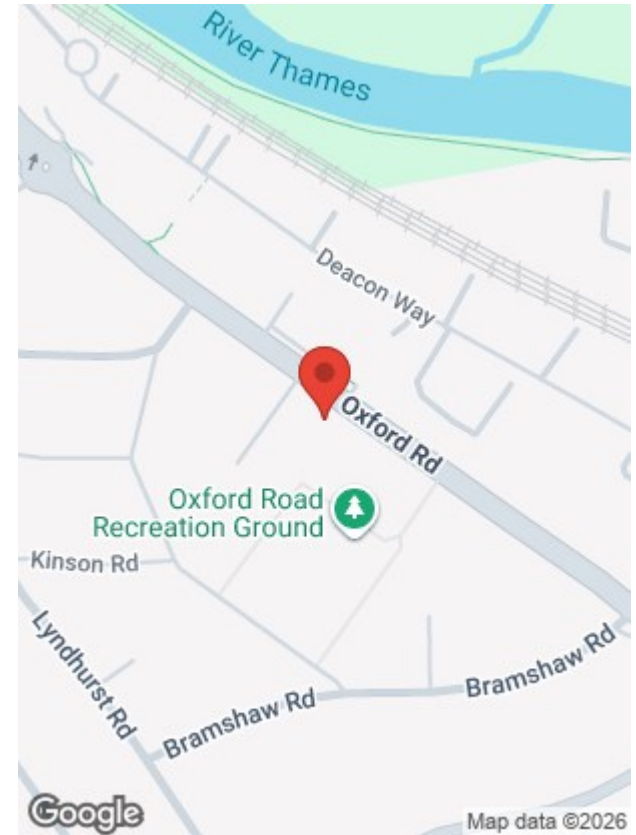


Ground Floor
Approx 63 sq m / 680 sq ft



First Floor
Approx 43 sq m / 459 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	69	England & Wales
		85	EU Directive 2002/91/EC

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