



sansome  george

45 Skilton Road, Tilehurst, Reading, RG31 6SG
£425,000 Freehold

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Residential Sales & Lettings

- No Onward Chain
- Detached Cooks Built Home
- Dual Aspect Living Room
- Detached Garage And Driveway Parking
- Close To Shops, Sports Centre And Amenities
- Two Double Bedrooms
- Sought After Cul-de-sac Location
- Mature Rear Garden
- Walking Distance To Tilehurst Train Station
- Easy Access To Sulham Countryside And Woodland Walks

Offered to the market with the advantage of no onward chain is this two double bedroom detached home, built by the highly regarded Cooks and positioned at the foot of a cul-de-sac within the sought-after Cooks development on the western side of Tilehurst.

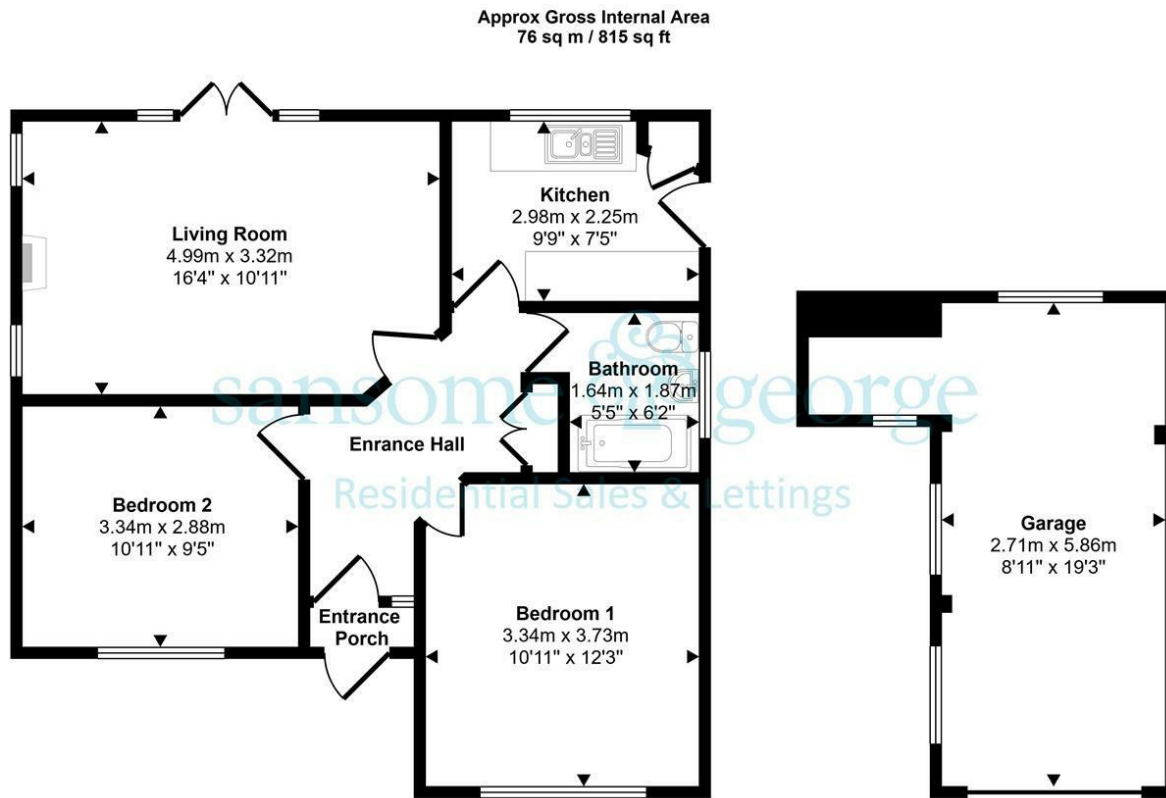
The property is conveniently located close to local shops, a sports centre and playing fields, while also providing easy access to miles of open countryside and woodland at nearby Sulham. A regular bus service to Tilehurst Village and Reading town centre is approximately a five-minute walk away, with Tilehurst railway station, offering direct services to Reading, London Paddington and Oxford, within approximately a ten-minute walk.

The accommodation comprises an entrance hall, kitchen with a range of high and low level cupboards, work surface area and a UPVC door providing side access to the rear garden, two double bedrooms, a dual aspect living room with doors opening onto the mature rear garden, and a bathroom. Externally, the property enjoys a mature landscaped rear garden, predominantly laid to lawn with a variety of established plants and shrubs to the borders. Further benefits include a detached garage, gated side access and driveway parking to the front.

For further information or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council Tax Band D





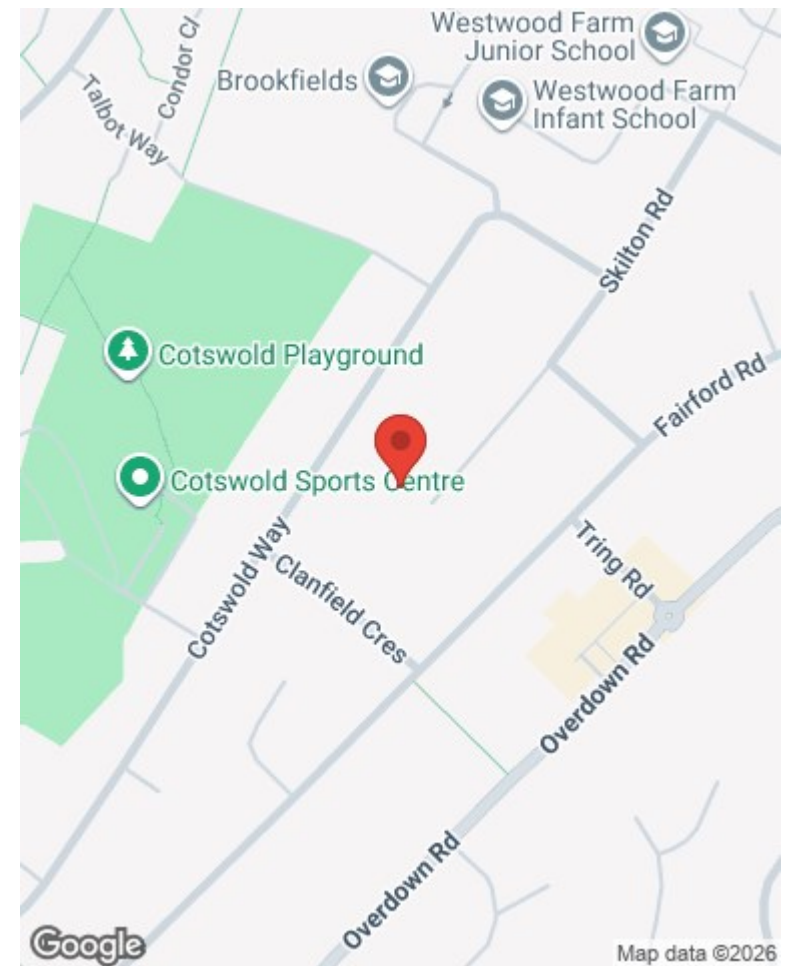
Floorplan

Approx 58 sq m / 621 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.

Garage

Approx 18 sq m / 194 sq ft



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		45	70
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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