



**43 Vine Crescent, Reading, RG30 3LT**  
**£425,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Well Presented 3 Bedroom Extended Semi-detached Home
- Kitchen
- 4 Piece Family Bathroom
- UPVC Double Glazed Windows
- Garage
- Living Room & Dining Room
- Family Room
- Gas Radiator Central Heating
- Ample Driveway Parking
- Sizeable Rear Garden

This well presented, extended three bedroom family home is situated in a sought after residential area, conveniently close to local shops, regular bus services, well regarded schools, and the scenic Holybrook river.

The property offers spacious and versatile accommodation, beginning with an entrance hall that leads to a front aspect living room, which flows through to a separate dining room. The fitted kitchen is complemented by a bright and airy family room with direct access to the rear garden, making it ideal for modern family living.

Upstairs, the landing provides access to three good sized bedrooms and a four piece family bathroom, which includes a separate shower cubicle.

The home benefits from gas radiator central heating and UPVC double glazed windows throughout, ensuring comfort and energy efficiency.

Outside, the generously sized rear garden is mainly laid to lawn, featuring two patio areas perfect for outdoor entertaining. The garden is fully enclosed and enjoys gated side access leading to a driveway with off road parking for several vehicles, which in turn leads to a garage with a metal up and over door and a convenient courtesy door opening into the garden. This is an excellent opportunity to acquire a spacious and well maintained home in a desirable location.

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

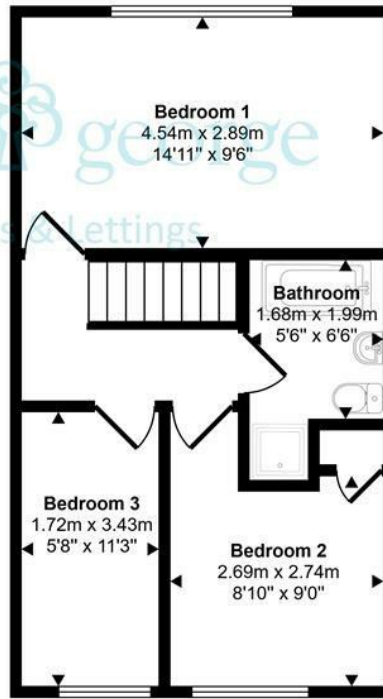
Council Tax Band D -West Berkshire.



Approx Gross Internal Area  
85 sq m / 915 sq ft

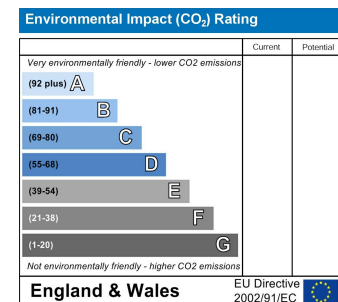
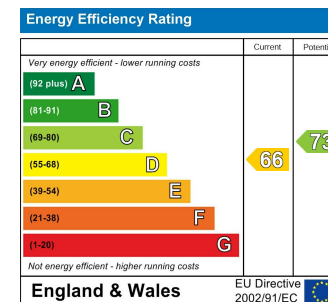
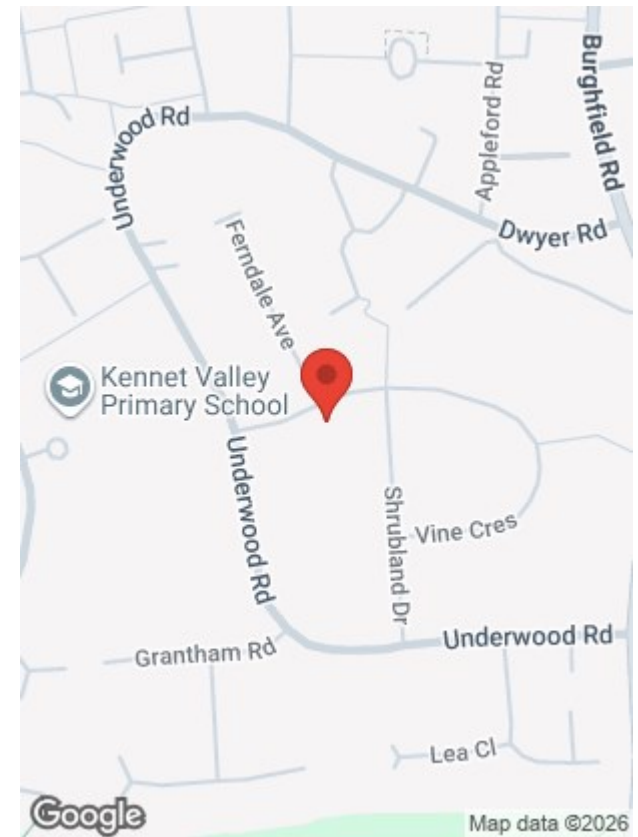


Ground Floor  
Approx 47 sq m / 501 sq ft



First Floor  
Approx 38 sq m / 413 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.



#### Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

sansome  george  
Residential Sales & Lettings