



42 School Road, Tilehurst, Reading, RG31 5AN  
£500,000 Freehold

sansome  george  
Residential Sales & Lettings

- Extended 4 Bedroom Semi-Detached Home
- Kitchen & Utility Area
- Versatile Ground Floor Bedroom/Additional Living Space
- Gas Radiator Central Heating
- New Block Paved Driveway Providing Ample Parking

- Entrance Porch, Hall & W/C
- Front Aspect Living Room & Rear Aspect Sitting Room
- First Floor Family Bathroom
- UPVC Double Glazed Windows
- Sizeable Rear Garden

A well presented, deceptively spacious, and extended three/four bedroom semi-detached home, ideally situated in the very heart of Tilehurst Village, offering convenient access to a comprehensive range of local amenities. The property is also within easy reach of Tilehurst railway station, providing direct links to London, as well as a selection of popular nurseries and highly regarded primary schools.

The accommodation is well proportioned and versatile, beginning with an entrance porch that leads into a welcoming entrance hall. To the front of the property there is a bright and comfortable living room. There is also a spacious versatile ground floor bedroom which opens to an additional family room with two roof light windows, bi-folding doors giving the option for use as additional living space.

Towards the rear of the property, there is a useful utility area leading through to a rear hall featuring a stable door opening onto the garden, along with a convenient ground floor W/C. The modern fitted kitchen provides ample storage and workspace and flows through to an additional sitting room, creating an excellent space for relaxing or entertaining. On the first floor, the property offers three well proportioned bedrooms along with a contemporary family bathroom. Other general points to note include UPVC double glazing and gas radiator central heating throughout.

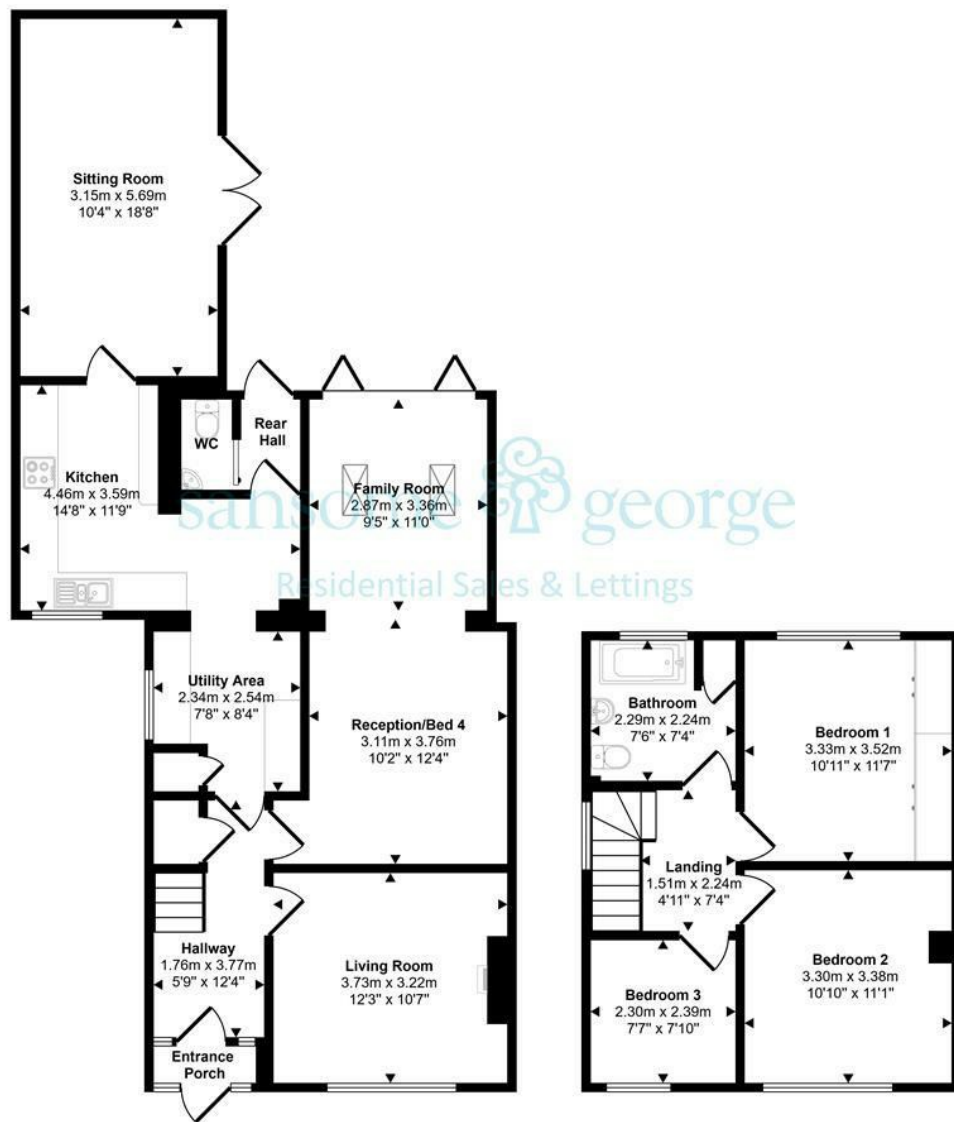
Externally, the property boasts a sizable level, fully enclosed 165' level rear garden, which is significantly larger than average for the area, featuring a generous lawn area that is ideal for families and outdoor enjoyment. To the front of the property, the newly block paved driveway providing an attractive and practical frontage providing ample parking for several cars.

Please contact Sansome & George Estate Agents for more information or to arrange an appointment to view.

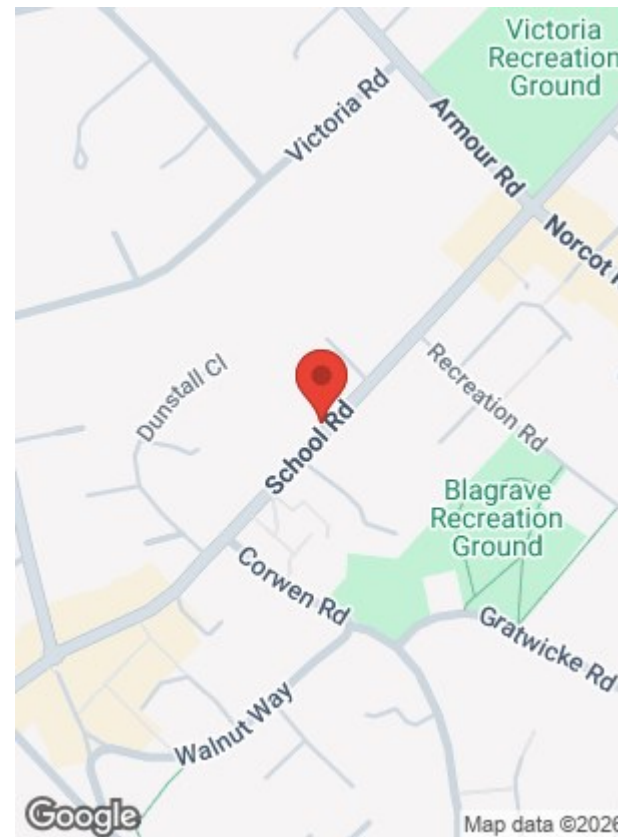
Reading Borough Council - Band D



Approx Gross Internal Area  
127 sq m / 1362 sq ft



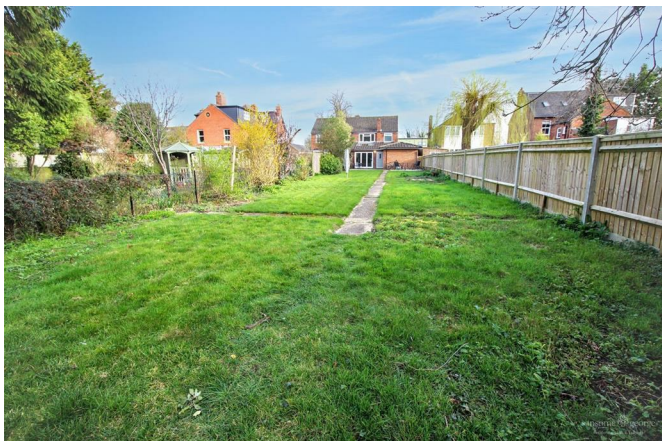
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>66</b>	<b>England &amp; Wales</b>
		<b>74</b>	EU Directive 2002/91/EC

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)