



sansome & george

66 Mayfair, Tilehurst, Reading, RG30 4RD
£375,000 Freehold

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Residential Sales & Lettings

- Well Presented End Of Terrace House
- Driveway Parking For Several Cars
- Planning Permission Approved For Double Storey Side And Rear Extension
- Superb Kitchen With Island Unit
- 2 Double Bedrooms & Re-fitted Bathroom
- Southerly Aspect Sizable Landscaped Rear Garden
- Comprehensively Updated Throughout (Within Last 9 Years)
- Front Aspect Living Room
- Lean To Utility & Versatile Storage Space
- Opportunity To Extend (Subject To Necessary Consents)

This beautifully presented end of terrace house is located in the heart of Tilehurst, positioned within striking distance of a wealth of conveniences and amenities to include numerous regular bus services, reputable local primary and secondary schools and both The Meadway Precinct and Tilehurst 'Triangle' hosting an range of shops, supermarkets, cafes and pubs. Reading Town Centre with mainline train station is approximately 4 miles away and Junction 12 of the M4 Motorway and Calcot Retail Park are within a simple commute of circa 3 miles via the nearby A4 Bath Road.

Having been comprehensively updated within the last 9 years to include re-wiring, updated central heating, new UPVC double glazing, new kitchen and bathroom plus full re-decoration and updating throughout, this sought after home has been well maintained since. Approached via a driveway providing parking for several vehicles, a useful door to the side leads to the lean to utility space and also the front door opens to the entrance hall. From the entrance hall, stairs rise to the first floor and a door opens to the front aspect living room which in turn leads to a desirable modern kitchen with central island which incorporates a breakfast bar and is surrounded by ample additional fitted units and work top, plus appliance space for dishwasher, fridge/freezer, range cooker and washing machine. French doors from the kitchen open to the rear garden and a door opens to the lean too utility room with useful door to leading to the garden and steps up to a versatile store room. On the first floor, 2 double bedrooms boast fitted wardrobes and are serviced by fully tiled re-fitted bathroom with heated towel rail and white suite including shower over bath with glazed screen and wash basin with vanity unit below.

The generous landscaped rear garden is another notable feature of this excellent home. Enjoying a desirable southerly aspect, a paved patio spans the rear of the property with 3 paved steps continuing to a paved path through a lawned garden with two further seating areas, planted flower shrub beds and area of bark chippings, all enclosed by wooden panel fencing.

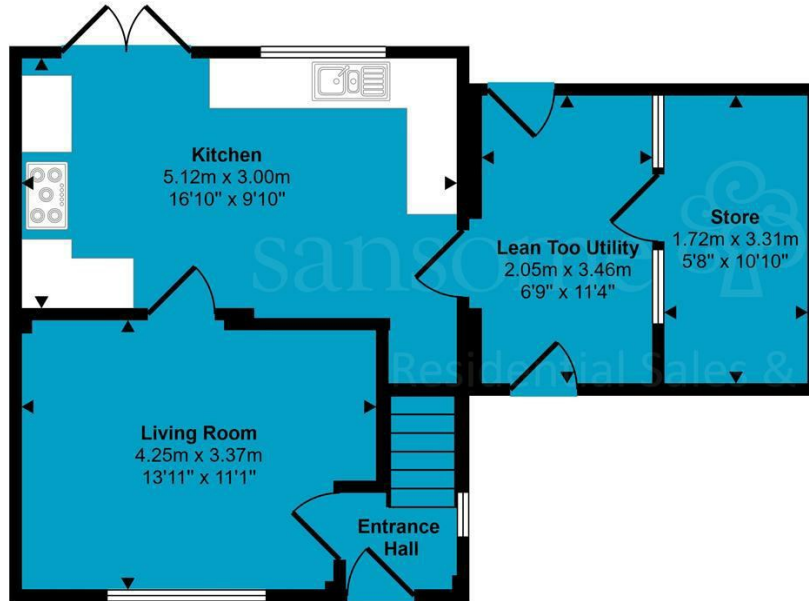
The property offers excellent scope for further enlargement with potential to extend into the loft space, in addition to the approved double storey side and rear extension, subject to any necessary consents.

Please contact Sansome & George Estate Agents to discuss this superb home in more detail or to schedule a viewing appointment at your earliest convenience.

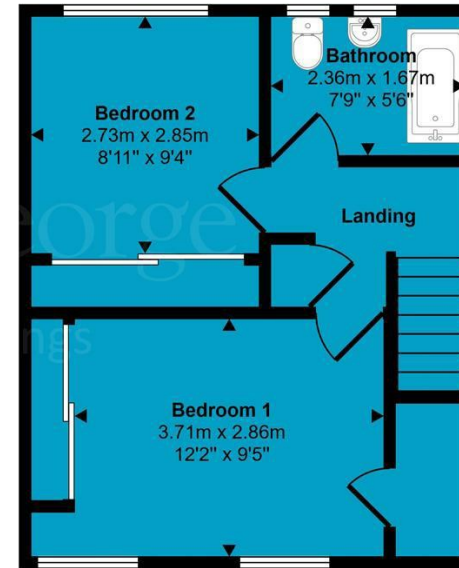
Reading Borough Council - Band C



Approx Gross Internal Area
81 sq m / 875 sq ft

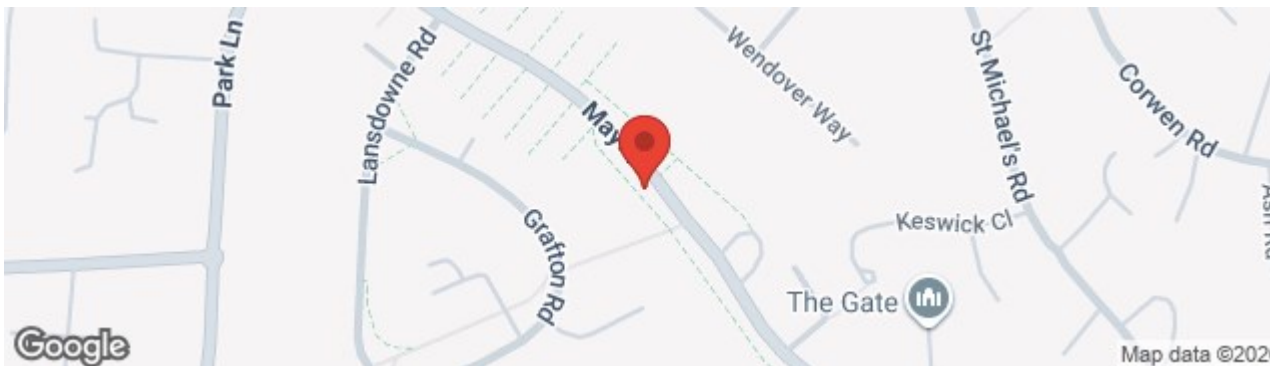


Ground Floor
Approx 47 sq m / 510 sq ft



First Floor
Approx 34 sq m / 365 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.

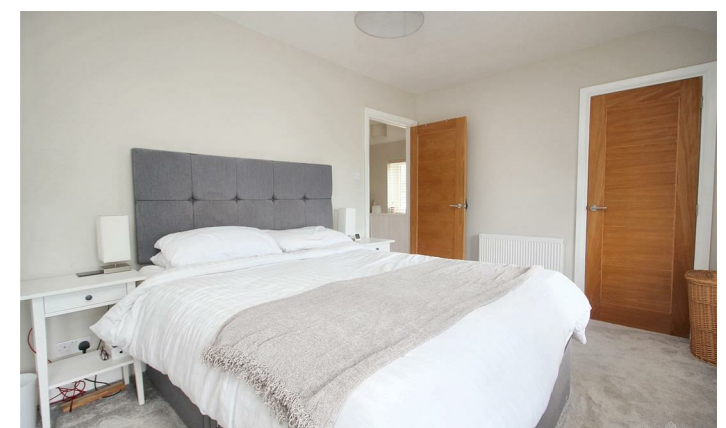


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	61	87

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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