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**7 St. Ronans Road, Reading, Berkshire, RG30 2QE**  
**Guide Price £425,000 Freehold**

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Residential Sales & Lettings

- 2 "Double" Bedroom Semi-Detached House
- Close To Amenities Including Playing Fields And Shops
- 2 Separate And Characterful Reception Rooms
- Toilet With Separate First Floor Bathroom
- Great Potential To Extend (Subject To Necessary Consents)
- 'Tucked away' Cul-De-Sac Location
- Driveway Parking With Garage
- Fitted Kitchen With Breakfast Bar
- Sizable Southerly Aspect Established Rear Garden
- Option For No Onward Chain

Located in a 'tucked away' cul-de-sac just over 1.5 miles to the west of Reading Town Centre, this much loved semi-detached house with driveway, garage and south facing rear garden is ideally situated near playing fields and is within the sought after Wilson Primary School catchment plus minutes walk from facilities and amenities to include Prospect Park, regular 24 hour bus service as well as a range of shops, supermarkets, gyms, cafes, pubs, restaurants and takeaways. The recently updated Reading West train station (London Paddington, Reading Mainline, Newbury, Basingstoke, Theale) is also conveniently within circa 15 minutes walk.

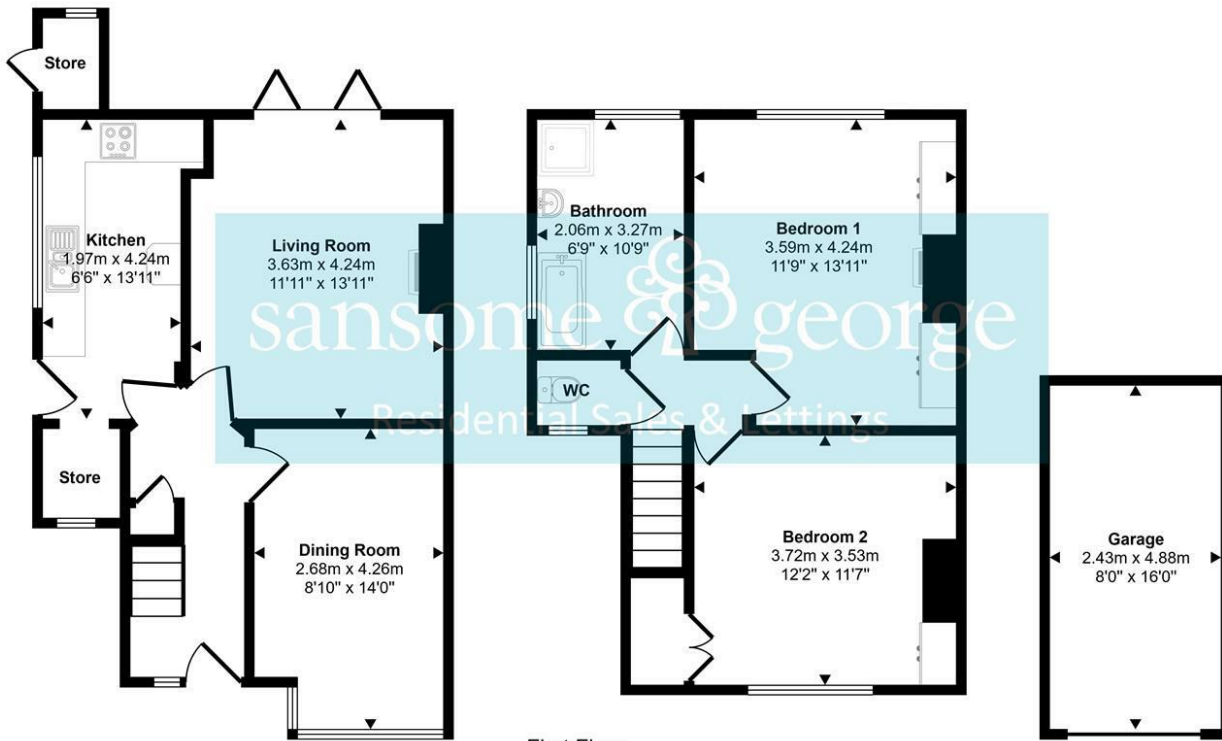
Complemented by high ceilings and large windows to promote great natural light throughout, this sought after home is approached via a paved driveway frontage behind a brick front wall the driveway providing parking for several cars with a secure gate giving side access to the rear garden, a detached single garage and open porch with front door. The entrance hall has stairs rising to the first floor and doors leading to the kitchen, living room and dining room. The living room is one of two versatile reception rooms and also includes feature fireplace and rear aspect patio door leading to the garden. The separate front aspect dining room features a lovely box bay window. The spacious side aspect kitchen is well appointed and benefits from a fitted breakfast bar. On the first floor, all the rooms are all separately approached via the landing and serviced by a toilet and a large dual aspect separate bathroom. Both bedrooms 1 and 2 are large "double bedrooms", each with character features and lots of natural light. Outside, to the rear of the property, the sizable garden is another fantastic feature of this property. Boasting a predominantly southerly aspect, the established enclosed garden includes areas of lawn surrounded by mature flowers, shrubs, bushes and trees further benefits from a large timber shed, access to the garage and side access to the front on the property.

Enjoying further potential for extension (subject to necessary consents), this fantastic home must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience. This home has an option of no onward chain.

Reading Borough Council - Tax Band C



Approx Gross Internal Area  
99 sq m / 1062 sq ft

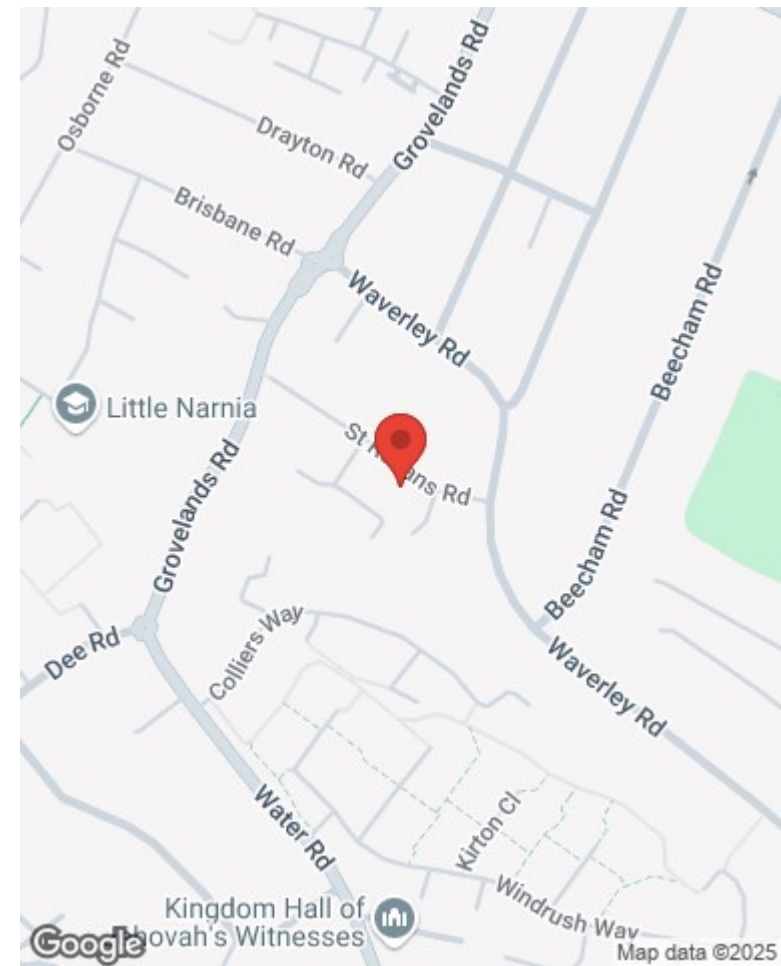


Ground Floor  
Approx 45 sq m / 486 sq ft

First Floor  
Approx 42 sq m / 448 sq ft

Garage  
Approx 12 sq m / 127 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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