



sansome  george

3 Romsey Road, Tilehurst, Reading, RG30 6UP
Guide Price £375,000 Freehold

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Residential Sales & Lettings

- Extended End Terrace House
- Driveway Parking For 3 Cars
- Separate Versatile Lounge
- Option Of 4 Bedrooms
- Landscaped Rear Garden
- 1405 sq ft (131 sq m.) of well proportioned accommodation
- Open Plan Dining/Kitchen/Conservatory
- Utility & Ground Floor Cloakroom
- Bedroom 1 With 4 Piece En-suite
- Large Workshop/Shed Via Side Access

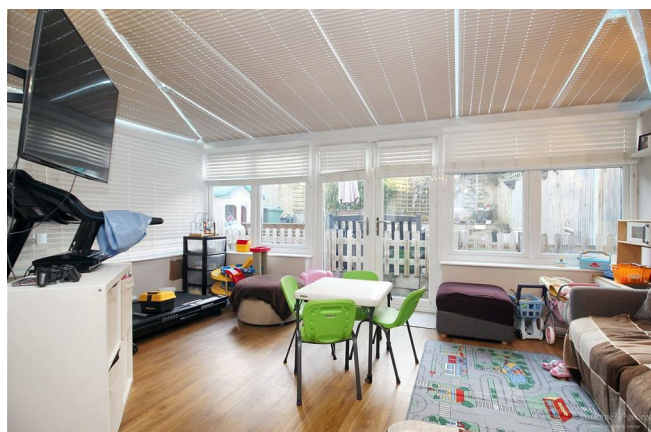
This modestly extended end terrace house comes with driveway parking for 3 cars and is conveniently situated within 10 minutes walk of Tielhurst train station. With Reading town centre just 3 miles away to the east, other local amenities include regular bus services, schools, shops, gyms, and green spaces plus the conveniences of Tilehurst village are all within close proximity.

With versatile and well proportioned flexible accommodation throughout, this spacious home is well suited to families. The front door opens to an entrance hall with useful built in storage cupboard, stairs rising to the first floor and doors to dining area and a separate, versatile front aspect Lounge. The central dining room is open plan to a well appointed front aspect kitchen with granite work top surfaces which incorporates a breakfast bar, and also opens to the conservatory with French doors to the garden. A door from the dining area leads past the cloakroom and opens to a utility room also with doors to the side/garden. On the first floor, the landing provides access to 3 bedrooms and a rear aspect fully tiled shower room. Bedroom 1 features a four piece en-suite bathroom with walk in shower and also opens to a dressing room (formerly bedroom 4 and can easily be re-instated as a separate bedroom from the landing).

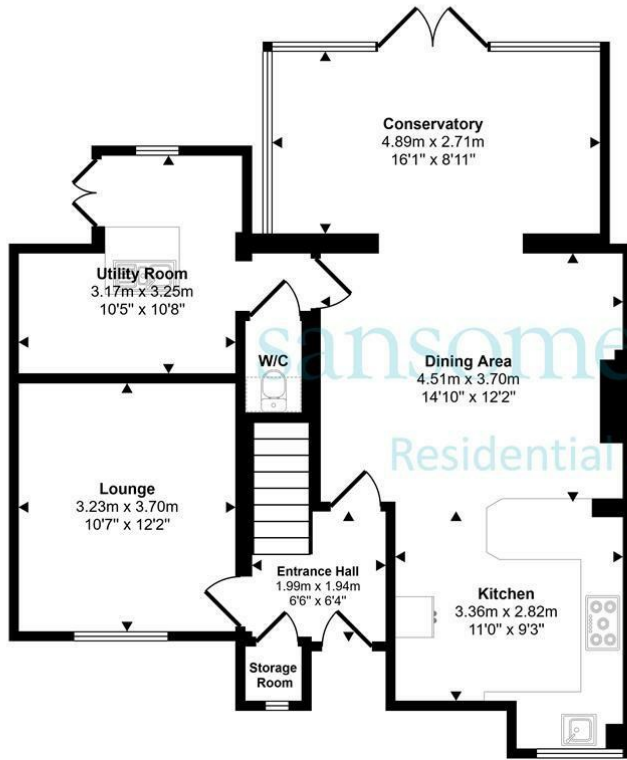
The outside space to the rear and side of the property is currently arranged as two separate areas linked by a gate. The rear garden is enclosed by wooden panel fencing with a raised bed with planted shrubs and trees behind a paved patio and area of artificial grass. To the side of the property is a sizable timber built workshop/shed with an additional covered side area, accessed via a secure side gate leading to the driveway.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



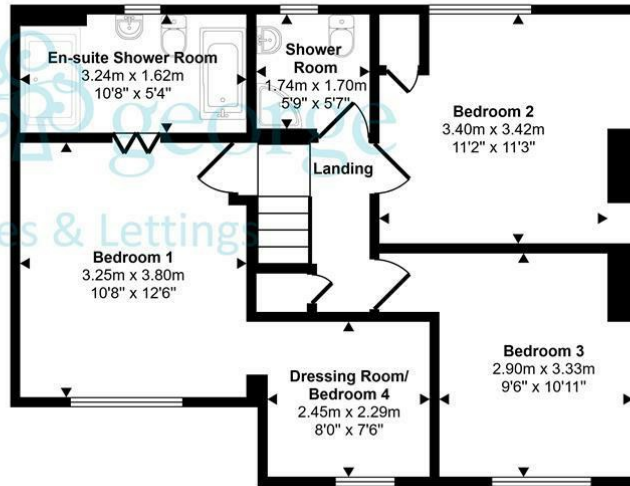
Approx Gross Internal Area
131 sq m / 1405 sq ft



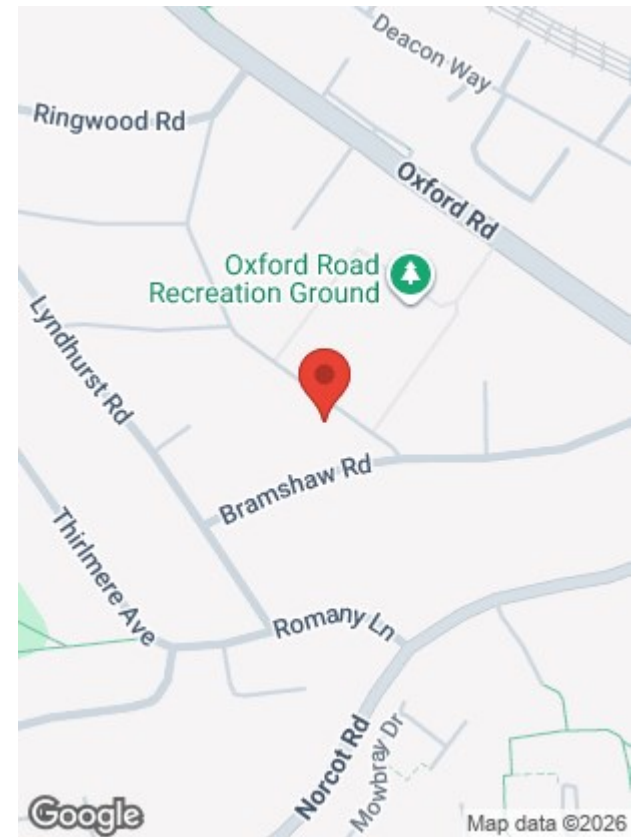
Ground Floor
Approx 73 sq m / 790 sq ft

Denotes head height below 1.5m

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.



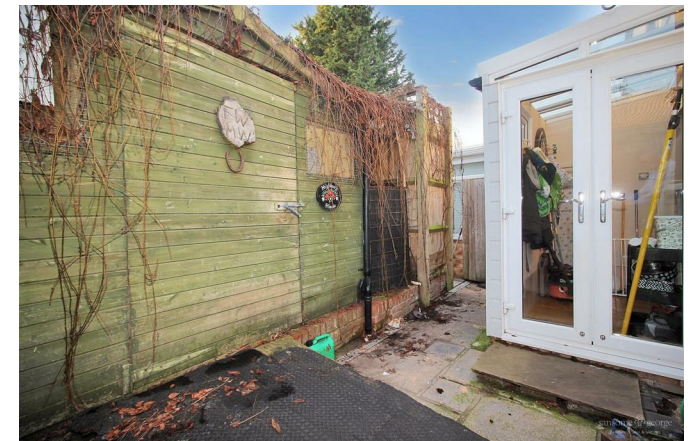
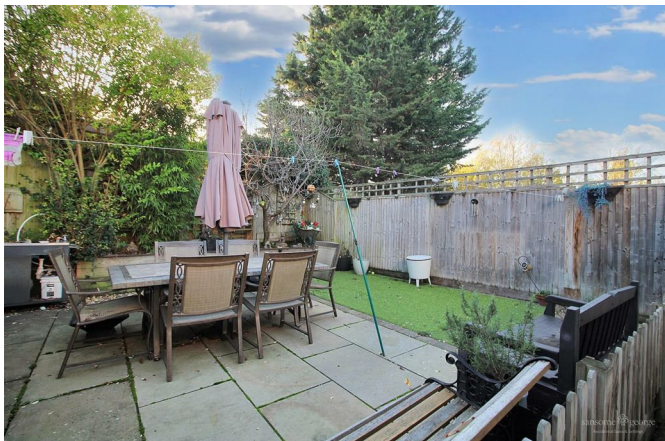
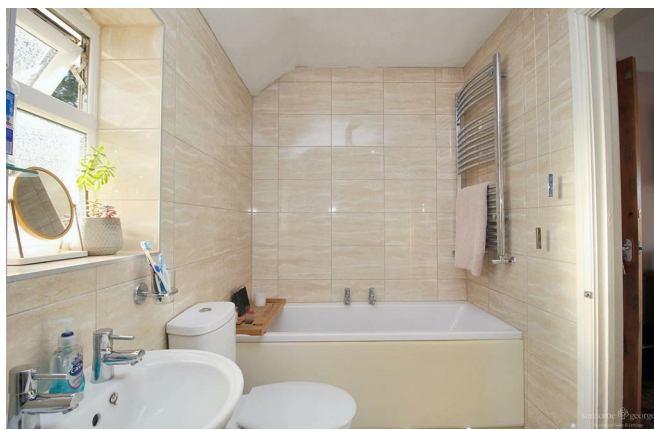
First Floor
Approx 57 sq m / 615 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	71	80	England & Wales	EU Directive 2002/91/EC

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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