1 Childrey Way, Tilehurst, Reading, Berkshire, RG31 5EA
Offers In Excess Of £425,000 Freehold

sansome george
Residential Sales & Lettings

- Three Double Bedrooms
- Spacious Living Room
- Landscaped Garden
- Birch Copse Primary School Catchment
- Driveway Parking
- Open Plan Kitchen/Diner
- Integral Garage
- Two Outbuildings
- Little Heath School Catchment
- Cul-de-Sac Location

A beautifully presented and deceptively spacious three double bedroom mid terrace family home, featuring an integral garage, stunning open plan kitchen/dining room, two versatile outbuildings and a landscaped rear garden, situated within a quiet cul-de-sac in the ever popular Birch Copse Primary and Little Heath Secondary school catchments. Occupying a sought after position on the western fringes of Tilehurst, the property is ideally located just over four miles from Reading town centre and within a short walk of the open countryside surrounding Sulham. Regular bus services, local shops and everyday amenities are close by, whilst Tilehurst Village, offering supermarkets, cafés, pubs, doctors, chemists and a post office, is less than one mile away. Tilehurst railway station, providing direct services to Reading, London Paddington and Oxford, is approximately 1.5 miles away, with Junction 12 of the M4 motorway just 2.5 miles away, making this an excellent location for commuters.

The accommodation comprises an entrance porch leading into a welcoming living room with stairs rising to the first floor. The living room flows seamlessly into a superb open plan kitchen/dining room, creating an ideal space for modern family living and entertaining. The beautifully fitted kitchen offers an extensive range of high and low level units, generous work surface space, a central island with breakfast seating, Belfast sink and ample space for appliances. There is a courtesy door providing internal access to the integral garage, together with a further door leading to one of the outbuildings. The spacious dining area enjoys sliding patio doors opening onto the landscaped rear garden, allowing plenty of natural light and providing an excellent indoor/outdoor entertaining space.

The first floor offers three genuine double bedrooms, all well proportioned and ideal for growing families. The accommodation is complemented by a modern family bathroom and a separate cloakroom/WC, providing additional practicality for busy households.

Externally, the rear garden has been thoughtfully landscaped for ease of maintenance, featuring a large decked seating area, artificial lawn, attractive planting and mature borders. To the rear are two useful outbuildings, offering excellent versatility and ideal as a home office, gym, hobbies room, playroom or additional storage. To the front of the property is a driveway providing off road parking and access to the integral garage, which benefits from an up and over door together with power and lighting.

This is a fantastic opportunity to acquire a stylish and spacious family home in one of Tilehurst's most desirable residential locations, combining excellent school catchments, generous living accommodation and superb entertaining space both inside and out.

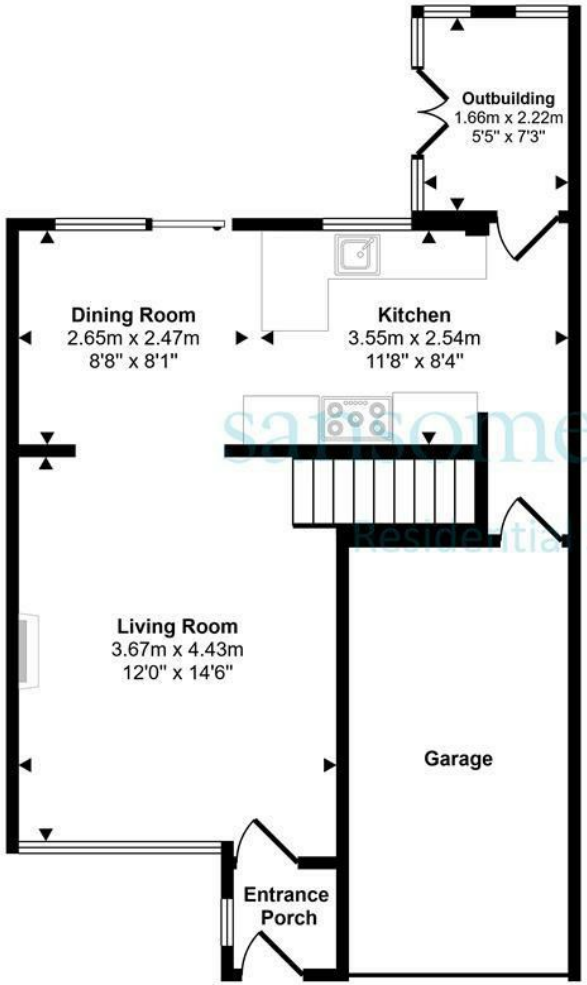
Please contact Sansome & George Estate Agents for any further information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band D

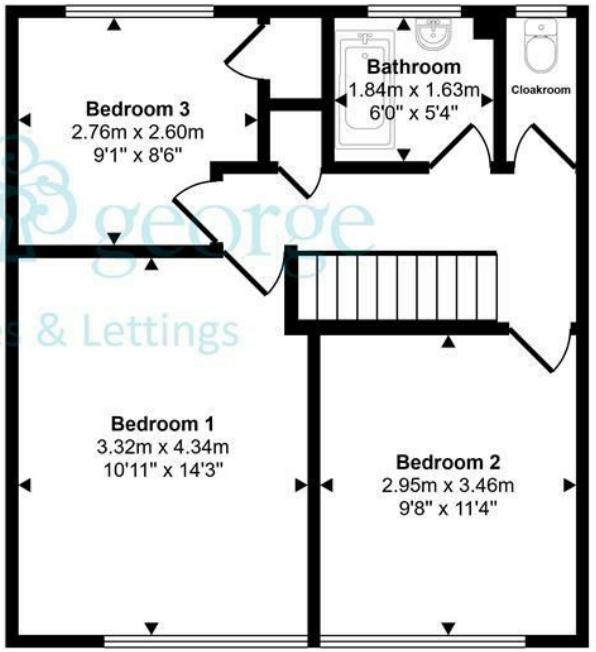
sansome george

Residential Sales & Lettings

Approx Gross Internal Area
101 sq m / 1082 sq ft

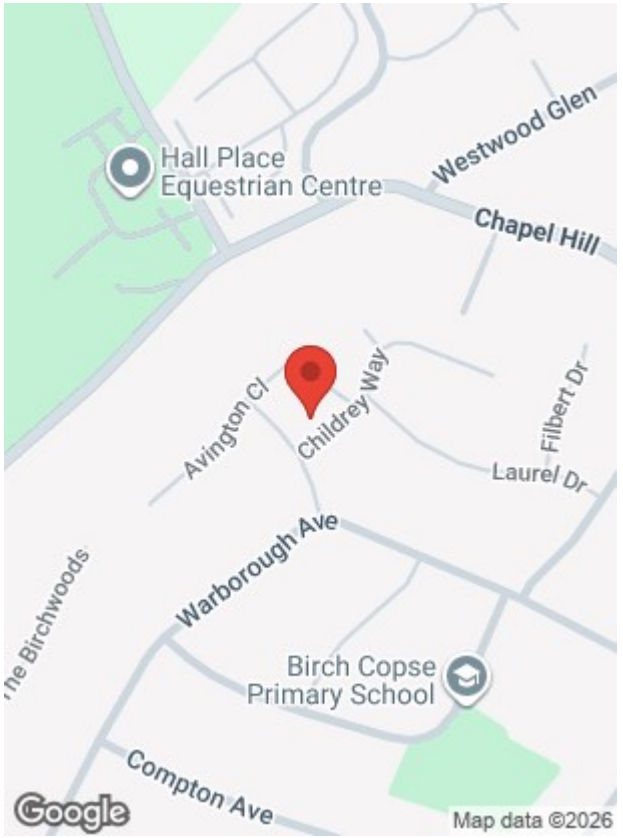


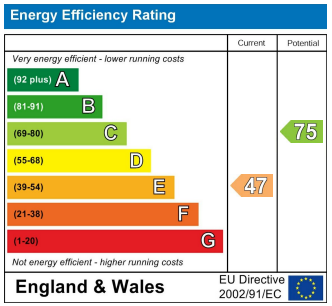
Ground Floor
Approx 55 sq m / 589 sq ft

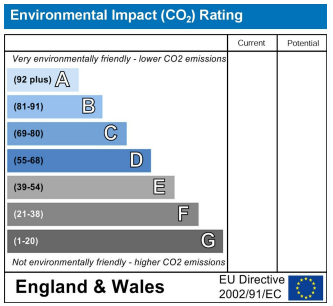


First Floor
Approx 46 sq m / 492 sq ft

sansome george
Residential Sales & Lettings



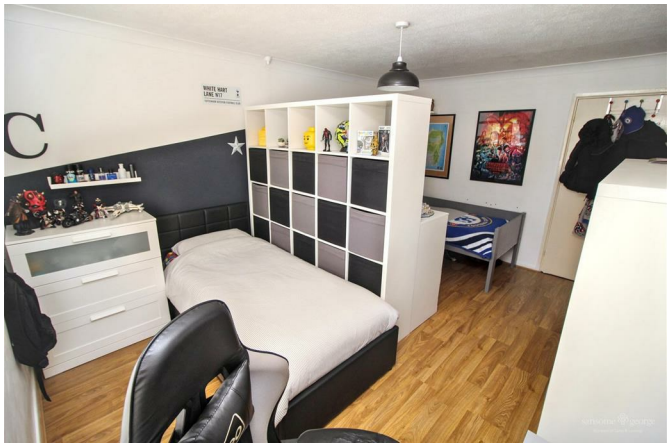




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

sansome george
Residential Sales & Lettings



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

sansome george
Residential Sales & Lettings