



sansome  george

12 Foxcombe Drive, Tilehurst, Reading, RG31 5HS
£420,000 Freehold

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Residential Sales & Lettings

- Extended Semi-detached Home
- 19' Living Room
- Kitchen With Fitted Appliances
- Separate First Floor Cloakroom
- Landscaped Rear Garden & Integral Garage
- Two/Three Bedrooms
- 17' Dining Room
- Ground Floor En Suite Shower Room
- Shower Room
- No onward Chain

A well presented and extended 'Haddocks' built two/three bedroom semi detached home situated on a favoured residential address within close proximity of local shops, reputable primary and secondary schools and numerous regular bus services. Tilehurst village centre is approximately 10 minutes walk and both Reading town centre and Junction 12 of the M4 motorway are each within 4 miles hence a simple commute.

Ground floor accommodation comprises of porch, entrance hall with stairs rising to the first floor, 19' living room, 17' dining room, kitchen with integrated fridge/freezer, 4 ring electric hob & oven, 17' snug/bedroom 3 that boasts an en suite shower room. First Floor comprises of landing, two double bedrooms both with the advantage of fitted cupboards, modern shower room and separate WC. Further benefits include gas radiator central heating & UPVC double glazing.

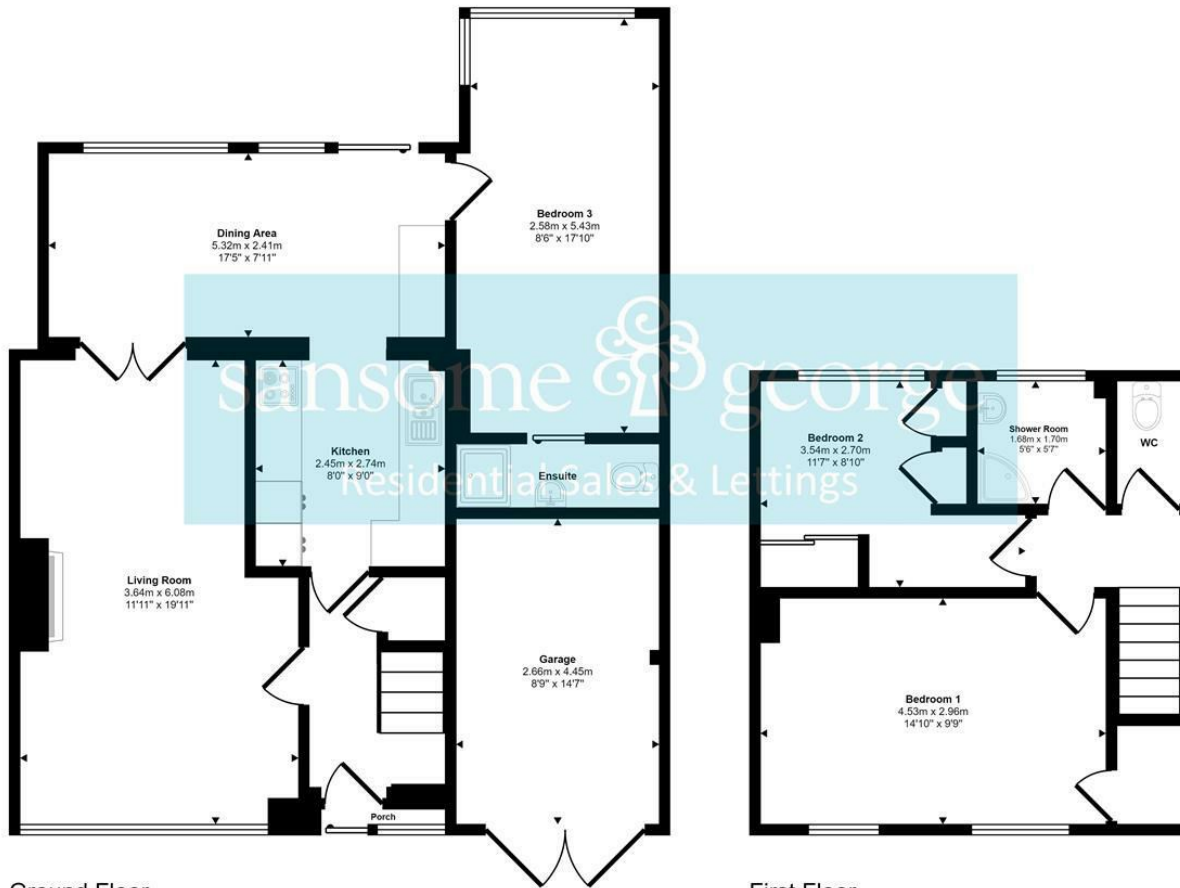
The exterior consists of a fully enclosed westerly aspect well tendered and landscaped rear garden with mature shrubs and plants to borders, lawn and patio area. To the front of the home offers driveway parking and access to 14' garage with light and power. No onward chain.

West Berkshire Council - Band D

To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents.



Approx Gross Internal Area
110 sq m / 1189 sq ft



Ground Floor
Approx 78 sq m / 842 sq ft

First Floor
Approx 32 sq m / 347 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 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	

Misrepresentation and Misdescriptions Acts

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