



5 Hildens Drive, Tilehurst, Reading, Berkshire, RG31 5HH
Guide Price £375,000 Freehold

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Residential Sales & Lettings

- 'Haddocks' Bay fronted Semi Detached
- Living Room
- Kitchen
- Bathroom & Separate WC
- Detached Garage
- Three Bedrooms
- Dining Room
- Ground Floor WC
- Well Tended Corner Plot Gardens
- No Onward Chain

A highly sought-after bay fronted 'Haddock' built Semi Detached House situated on a favoured residential address within close proximity of reputable Primary & 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.

Having been the much loved home to the present owner for over 50 years, the property occupies a corner plot which is widest at the front and tapers to a point in the rear Garden. This gives a broad frontage which is enclosed by dwarf brick wall with established hedging and lawned Garden behind. Double wrought iron gates open to driveway providing access to the single Garage and a path continues to the front door. Internal accommodation comprises Entrance Hall with stairs rising to the First Floor and doors to handy Cloakroom, bay fronted Living Room, Kitchen and a separate Dining Room with French Doors leading to rear Garden. On the First Floor, the side aspect Landing gives access to 3 'good sized' Bedrooms which are serviced by Bathroom and separate WC. A courtesy door from the Kitchen accesses a useful Rear Lobby and with store cupboard. A well tended enclosed rear Garden is mainly laid to lawn with deck area, flower/shrub beds, mature fruit tree and wooden Shed.

Offered to the market with the added advantage of 'No Onward Chain' complications and complemented by double glazed windows and gas fired central heating to radiators, this sought after property offers great scope for personalisation as well as great potential for extension (subject to necessary consents) with other neighbouring properties having already done so. To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George Estate Agents.



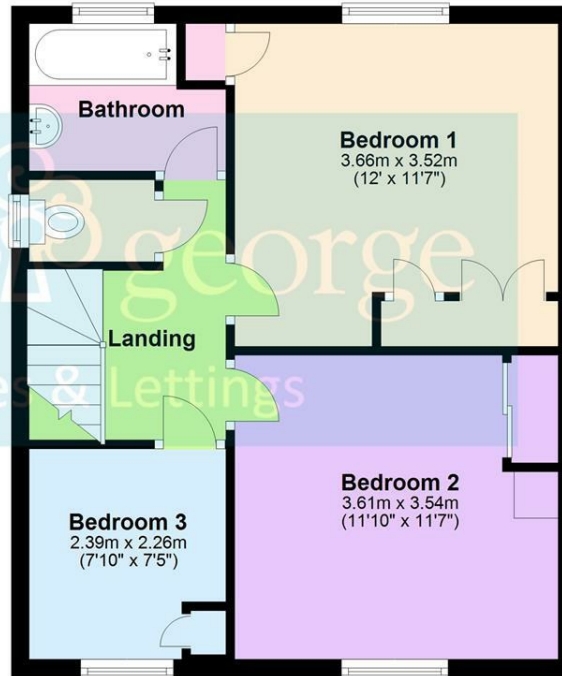
Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)

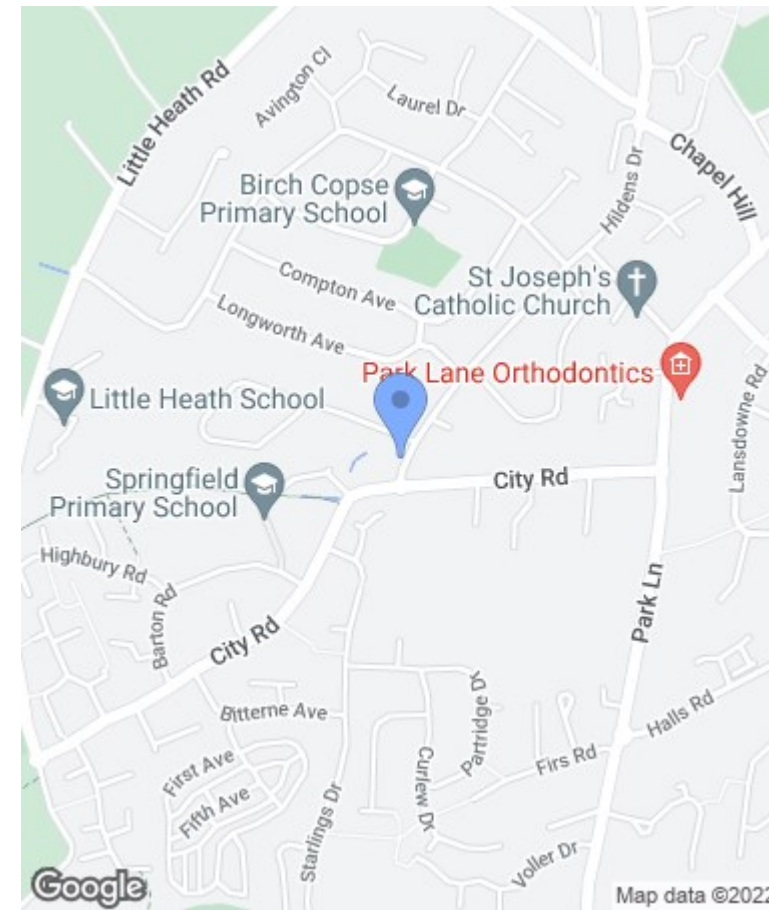


First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.7 sq. feet)



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	

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