



sansome  george

**149 Westwood Road, Tilehurst, Reading, Berkshire, RG31 6LH**  
**£550,000 Freehold**

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Residential Sales & Lettings

Located in a sought after residential address in the centre of the suburb of Tilehurst, this modestly extended semi-detached property is deceptively spacious and has flexible accommodation. Tilehurst Village centre is within 10 minutes level walk offering cafes, bakeries, pubs, restaurants/takeaways, as well as a range of shops, supermarkets and other amenities. Nearby green spaces to include Arthur Newbery Park being just 2 minutes walk and there is simple access to public transport with several regular bus services being within a short walk. Another location feature is that it is just over 1 mile (approx. 25 mins walk) from Tilehurst Train Station (London Paddington, Oxford, Didcot, Reading Mainline). Reading Town Centre is approximately 4 miles to the east and Junction 12 of the M4 Motorway with Calcot Retail Park including Ikea is a simple commute of under 3 miles via the A4 Bath Road.

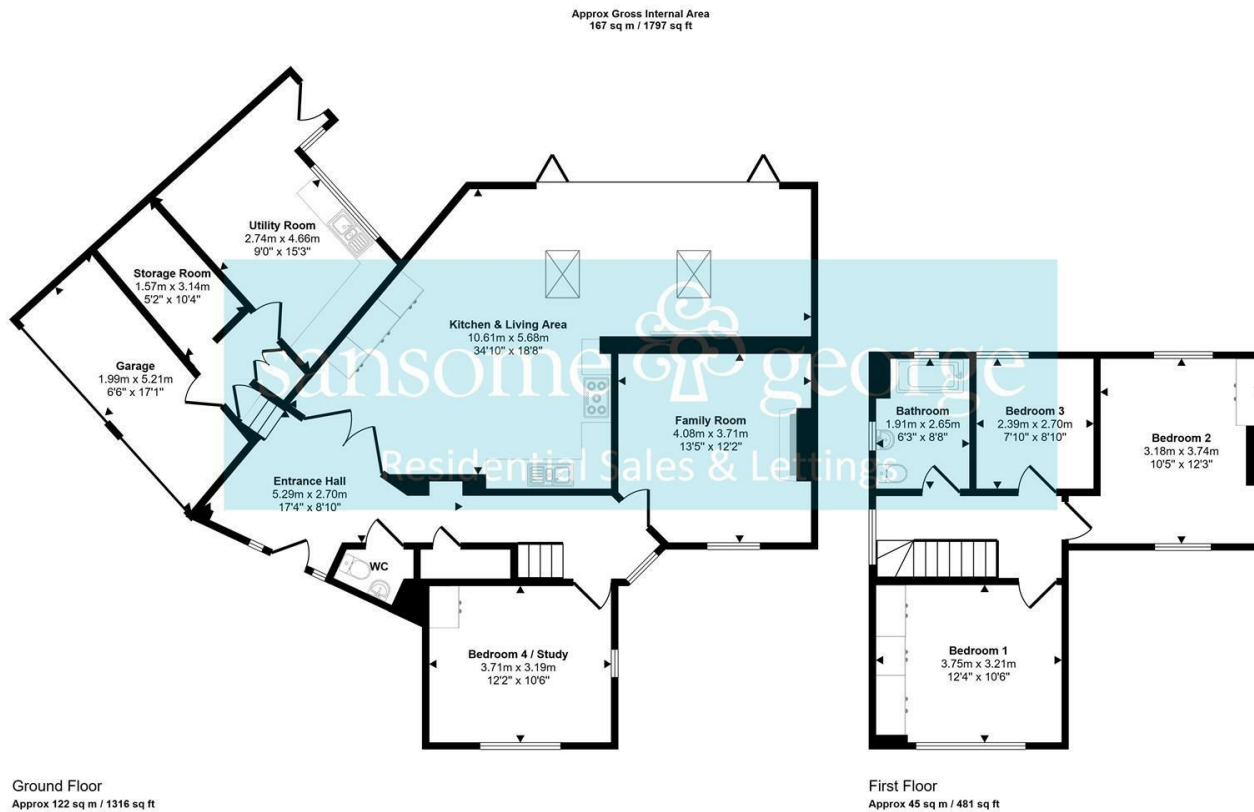
Boasting a larger than average corner plot, the property enjoys a broad frontage with a lawned front garden enclosed by wooden picket fencing, driveway parking for several vehicles with two up and over doors opening to useful storage, along with a gravel path leading to the front door. The extended entrance hall is a welcoming space where stairs rise to the first floor and doors lead to a ground floor cloakroom, 2 separate versatile reception rooms (currently used as a family room and a study/4th bedroom) and a delightful open plan L-shaped living room/kitchen with herring bone engineered wood flooring throughout giving lovely continuity along with being practical. The kitchen is well appointed to include integrated appliances and incorporates an island with breakfast bar, whilst the living space is flooded with natural light from 2 sky lights and bi-fold doors across the rear opening to the garden. A second lobby area accessed from the entrance hall features more built in storage and has doors leading to the garage/store and also a flexible utility/hobby room with fitted base level units, inset sink and appliance space for washing machine and tumble dryer. A rear aspect door accesses the garden.

On the first floor, 3 well proportioned bedrooms are serviced by a modern front aspect three piece bathroom, which includes shower-over bath. Outside, the rear garden is enclosed by wooden fencing and mature hedging. A gravel patio area sits under a covered pergola with the remainder of the garden being laid mainly to lawn.

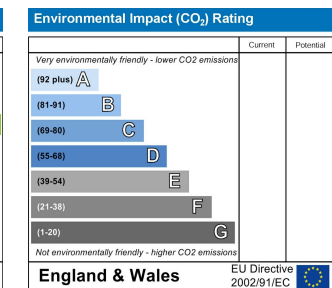
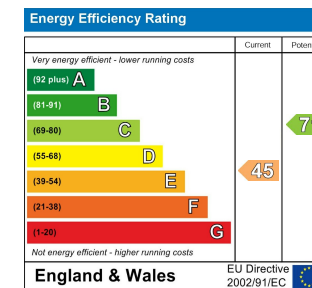
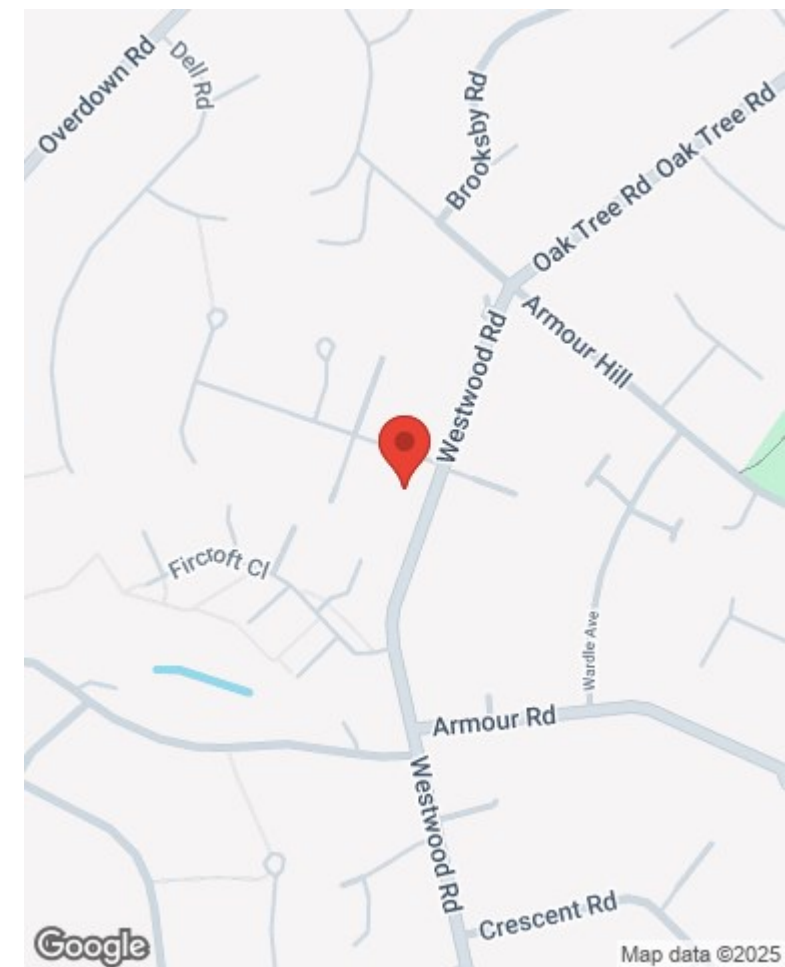
Please contact Sansome & George Estate Agents at your earliest convenience to arrange a viewing appointment or for any further information.

Reading Borough Council - Band D





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.



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