



sansome  george

45 Church End Lane, Tilehurst, Reading, RG30 4UP
£465,000 Freehold

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Residential Sales & Lettings

- Extended Semi Detached House
- Popular address with good access to amenities
- Versatile front aspect Lounge
- Ground Floor Shower Room & First Floor Bathroom
- Low Maintenance Landscaped Rear Garden
- Driveway Parking
- Porch & Entrance Hall
- Desirable Open Plan Living/Kitchen/Breakfast Room
- 3 Bedrooms (2 double, 1 single)
- Side Store Area/Access & 2 Outbuildings

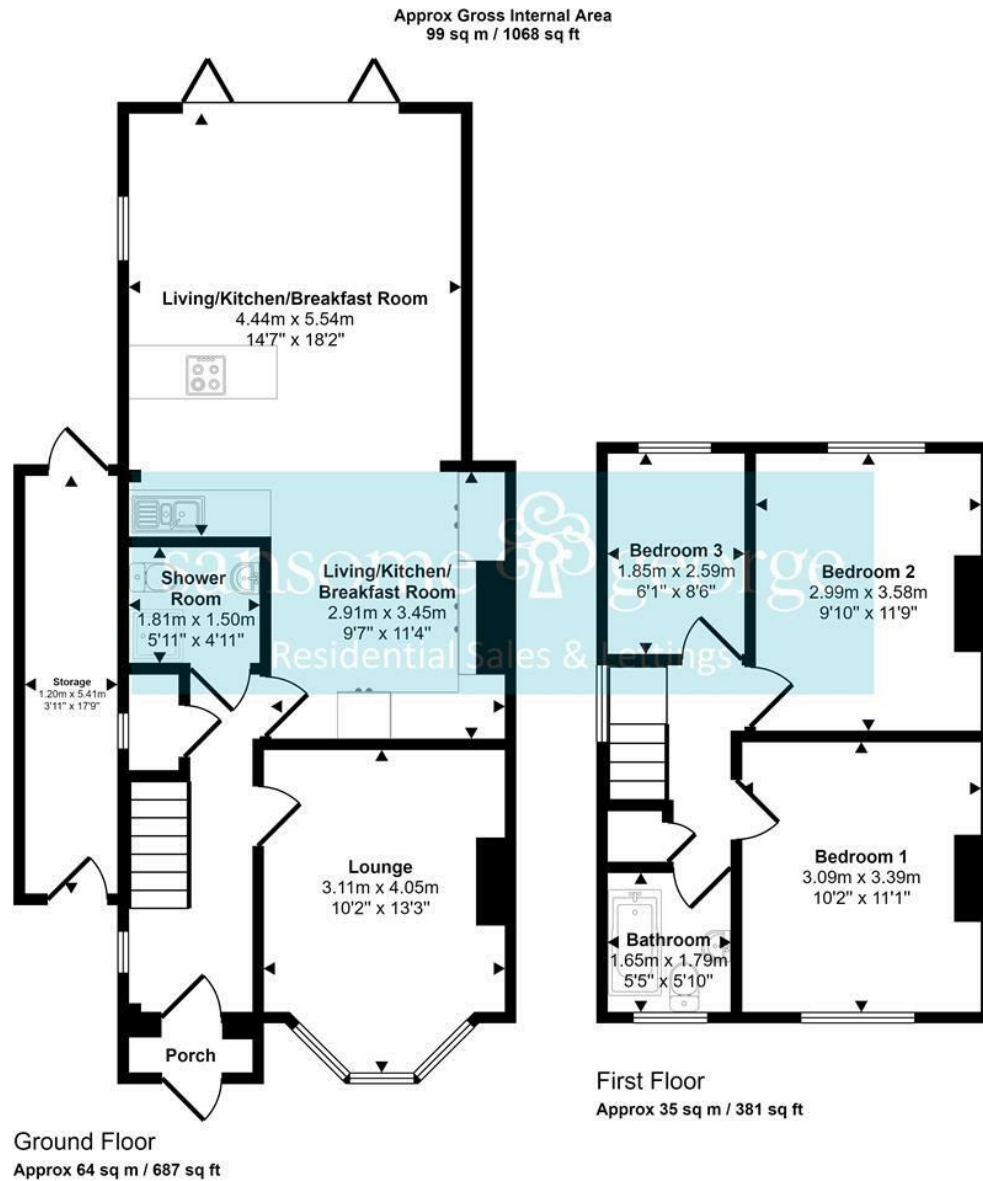
Having been extended and updated, this classic Semi Detached house is positioned on a popular address close to green spaces and a wooded copse as well as being within close proximity of most conveniences. The Meadway Sports Centre, reputable primary and secondary schools, plus a host of amenities to include shops, cafes, pubs, gyms and supermarkets in both Tilehurst Village and The Meadway Precinct are all within 1 mile. Tilehurst Train Station is approx. 25 min walk, Reading Town Centre is only approx. 3 miles to the east and the M4 Motorway a simple commute by car via the A4.

A small yet practical porch opens to the entrance hall where stairs rise to the first floor and doors lead to all ground floor rooms including a handy ground floor shower room with w/c. The lounge with front aspect bay window provides a versatile separate room in contrast to the spacious and desirable open plan living/kitchen/breakfast room created in the extended accommodation across the rear of property. There is ample fitted storage with range of low level and full height fitted units, integrated appliances include hob, oven, dishwasher, fridge and freezer. Contemporary column radiators flank either side of the tri-folding doors opening the rear of the property to the landscaped rear garden.

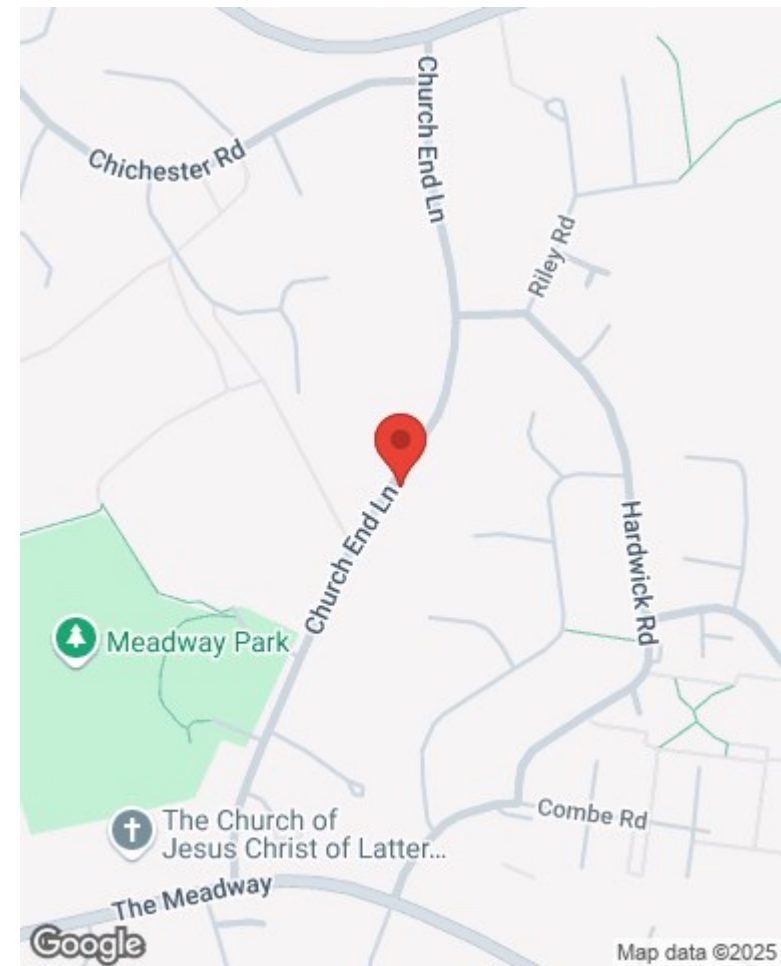
On the first floor, the landing gives access to three separate bedrooms of classic proportions offering two double and one single bedrooms, and a fully tiled three piece bathroom with shower over bath. Outside, the open frontage provides driveway parking for several vehicles with a side gate leading to a useful side storage room with doors front and rear, light and power. To the rear of the home, the enclosed rear garden has been landscaped with low maintenance in mind with established trees and bushes providing a good level of seclusion. A sizeable paved patio spans the rear and continues to the side of the property also with a path leading through artificial lawned areas to two shed/outbuildings currently used as a gym and a workshop.

Please contact Sansome & George for more information or to arrange a viewing appointment.





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 | 86 |

| 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 | 86 |

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