



41 Lawrence Road, Tilehurst, Reading, RG30 6BH
£475,000 Freehold

- 3 Bedroom 1930's Semi-detached Home
- Front To Rear Spacious Living Room
- Spacious First Floor Bathroom
- UPVC Double Glazed Windows
- Attached Garage

- Hall & Ground Floor WC
- Rear Aspect Kitchen
- Gas Radiator Central Heating
- Driveway parking
- Secluded, Fully Enclosed Rear Garden

A well presented and thoughtfully extended 1930s semi-detached home, ideally situated in a popular residential area that is well suited to family living. The property enjoys a convenient location within easy reach of the frequent number 17 bus service, a range of local shops, and well regarded schools. Tilehurst railway station is also nearby, providing direct links to London Paddington, while Tilehurst village offers a wide selection of everyday amenities including supermarkets, cafes, and leisure facilities.

The accommodation is both spacious and well balanced, beginning with a welcoming entrance hall that leads to a useful ground floor WC. The main living space is a particular feature of the home, extending to approximately 28' and running from the front to the rear of the property. This bright and versatile room provides ample space for both seating and dining areas, and benefits from direct access onto the rear garden, making it ideal for entertaining and family use. To the rear, the kitchen enjoys a pleasant outlook over the garden and offers a practical layout with good storage and workspace.

On the first floor, there are three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family life, guest space, or home working. These are served by a spacious three piece bathroom fitted with a bath, wash basin and WC.

Additional benefits include gas radiator central heating and UPVC double glazed windows, ensuring comfort and energy efficiency throughout the year.

Externally, the rear garden extends to approximately 60' in length and is a particularly attractive feature of the property. It is well established and thoughtfully arranged, with a variety of mature shrubs and planting providing both colour and privacy. A large paved patio area offers an ideal space for outdoor dining and entertaining, while a gate at the rear leads to a charming wooded copse area, enhancing the sense of seclusion.

To the front of the property, there is driveway parking and access to an attached garage, which is equipped with light and power and provides useful storage or potential for further use, subject to any necessary permissions.

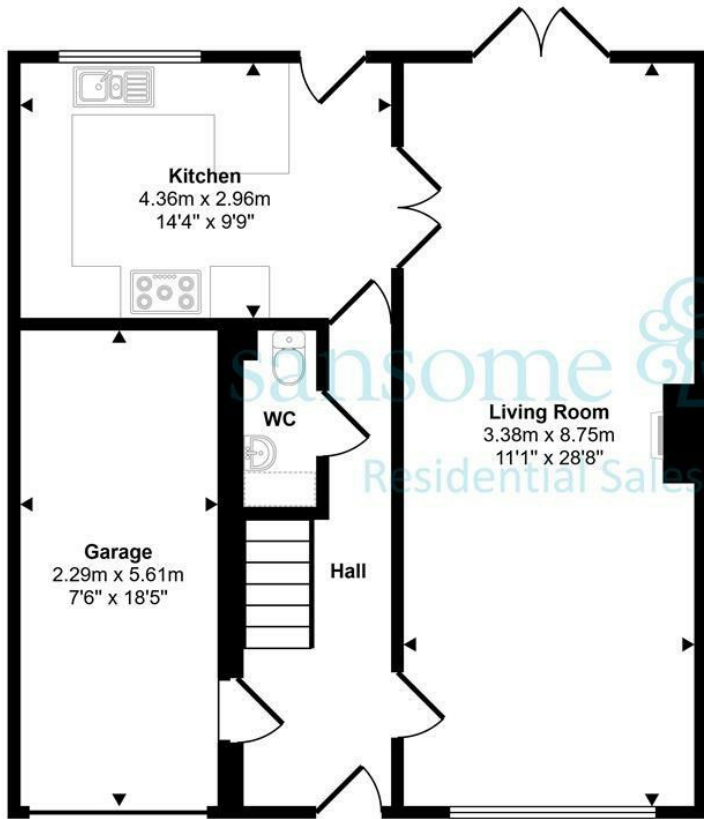
Overall, this is a fine family home that combines character, space, and a highly convenient location, making it an excellent choice for a wide range of buyers seeking comfortable and practical living.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax Band D - Reading Borough Council.



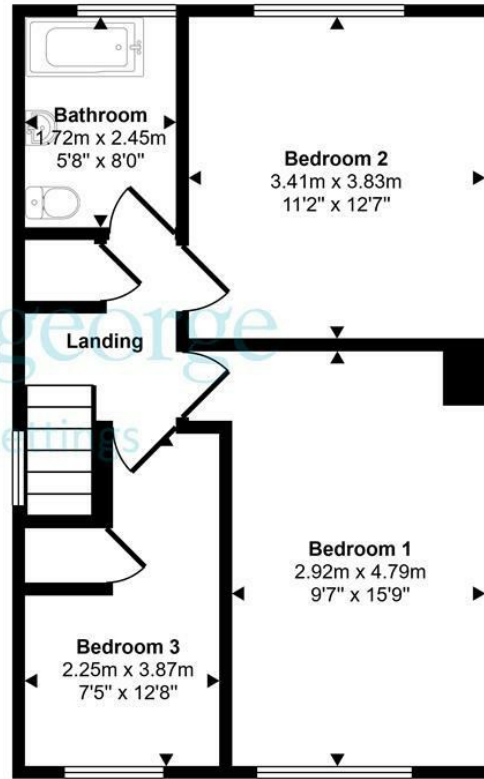
Approx Gross Internal Area
115 sq m / 1238 sq ft



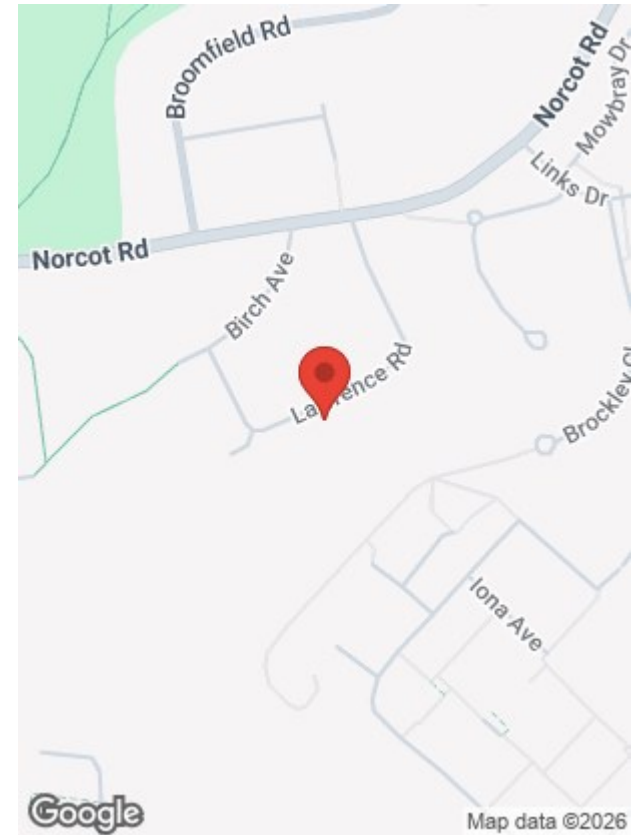
Ground Floor
Approx 69 sq m / 740 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 46 sq m / 499 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		65	
		77	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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