

# SANSOME & GEORGE

Residential Sales & Lettings

[www.sansome-george.com](http://www.sansome-george.com)

## Hardwick Road, Tilehurst, Reading, Berkshire, RG30 4LN



Having been modestly updated by the present owners, this Semi Detached property is conveniently located for Schools, Shops and regular Buses into Reading Town Centre. This naturally light property boasts a contemporary 23' Living Room with French doors to Rear Garden, three 'double' Bedrooms and a superb re-fitted Bathroom. Complemented by a block paved Driveway and Integral Garage (with potential for conversion subject to consents), this well proportioned home must be seen to be appreciated.

Tilehurst & Purley-on-Thames Office (0118) 9420 500

### £199,950

#### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

0118 958 3333

email: [reading@sansome-george.com](mailto:reading@sansome-george.com)

#### Tilehurst & Purley

1 The Parade, Knowsley Road  
Tilehurst RG31 6FA

0118 942 0500

email: [tilehurst@sansome-george.com](mailto:tilehurst@sansome-george.com)

#### Lettings & Management

298 Oxford Road  
Reading RG30 1AD

0118 939 1999

email: [lettings@sansome-george.com](mailto:lettings@sansome-george.com)

Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

**ENTRANCE HALL** (5'6" x 4'1") Front aspect UPVC double glazed front door with flanking UPVC double glazed frosted window, coved ceiling, radiator and stripped wood effect laminate flooring. Arch opens to:-

**LIVING ROOM** (23'10" max. x 9'9" narrowing to 8'7") Front aspect UPVC double glazed window and rear aspect UPVC double glazed French doors with flanking full length windows, coved ceiling with smoke alarm, two double radiators, stripped wood effect laminate flooring, three wall light points, TV, telephone and cable points. Stairs to first floor and door to:-



**KITCHEN** (13'9" x 7'10" narrowing to 5'11") Rear aspect UPVC double glazed window and side aspect UPVC double glazed courtesy door. Fitted with a comprehensive range of matching base and eye level units with rolled edge work top surfaces with tiled surrounds, appliance space for electric cooker with extractor hood over, single bowl single drainer stainless steel inset sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, appliance space for tall standing fridge / freezer and access to under stairs storage area.



**STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with inset ceiling hatch providing access to partially boarded Loft space with light via fitted ladder. Built in airing cupboard housing factory lagged hot water cylinder, slatted shelving and wall mounted gas fired boiler serving central heating and domestic hot water. Doors to:-



**BEDROOM 1** (11'9" x 11'6") Front aspect UPVC double glazed window, coved ceiling, radiator, TV and telephone points and a range of fitted wardrobes.

**BEDROOM 2** (12' x 8'8") Rear aspect UPVC double glazed window, coved ceiling, radiator, TV point and built in storage cupboard.

**BEDROOM 3** (11'6" x 6'1") Front aspect UPVC double glazed window, radiator.

**BATHROOM** Rear aspect UPVC double glazed frosted window, inset low voltage spot lights with dimmer control, heated chrome towel rail, ceramic tiled floor. Matching three piece white suite with tiled surrounds comprising vanity unit with concealed cistern W/C, inset wash hand basin and storage cupboard below and light and shaver point over, panel enclosed 'P' shaped shower bath with curved glazed screen and power shower over.



