



8 Dell Road, Tilehurst, Reading, Berkshire, RG31 6NY
£475,000 Freehold

sansome & george
Residential Sales & Lettings

- Well Presented 3 Bedroom Extended Cooks Built Semi-detached
- L Shaped Modern Fitted Kitchen Diner With Study Area
- Gas Radiator Central Heating
- 3 Double Bedrooms
- Block Paved Driveway Parking
- Front To Rear Aspect Living Room
- Spacious 5 Piece Refitted Family Bathroom
- UPVC Double Glazed Windows
- Sought After Cul De Sac Location
- Enclosed Rear Garden With Deck Area

An immaculately presented extended Cooks built semi-detached home located in a popular cul-de-sac position. Local shops, restaurants, frequent bus services and Tilehurst railway station with links to central London and Oxford are all minutes away. Miles of open countryside in nearby Sulham, highly regarded schools and Tilehurst village hosting a wealth of useful amenities are all easily accessible.

Accommodation comprises entrance hall, front to rear aspect lounge diner, impressive L-Shaped modern fitted kitchen diner with study area, three double bedrooms and a five piece contemporary bathroom suite. The property features gas radiator central heating and UPVC double glazing throughout.

To the front is a block paved driveway which provides off road parking for two vehicles.

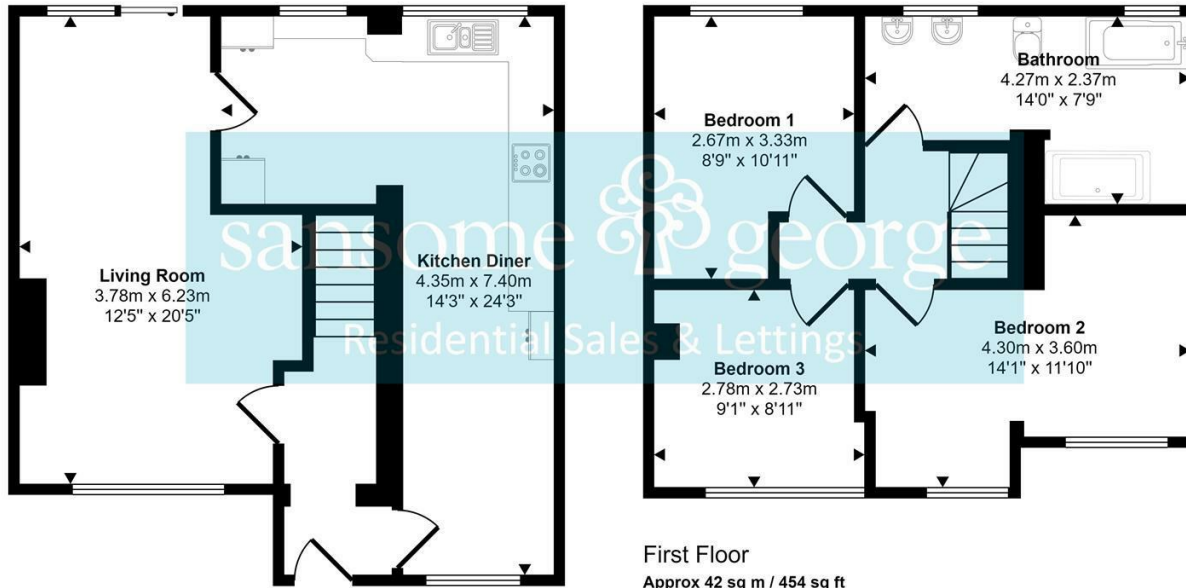
To the rear is a fully enclosed rear garden which benefits from a secluded decked area with steps leading to an laid to lawn section with shrubs with a timber garden shed.

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

Council Tax Band D - West Berkshire.

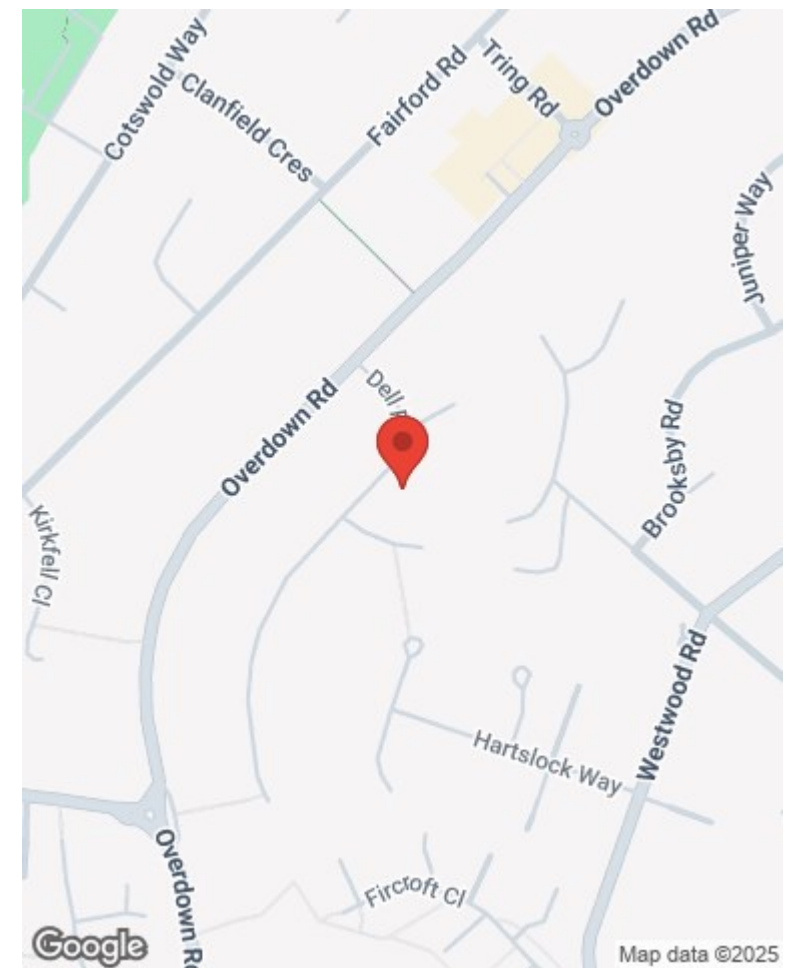


Approx Gross Internal Area
90 sq m / 973 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft

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		86
(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	

Misrepresentation and Misdescriptions Acts

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