



3 Coniston Drive, Tilehurst, Reading, RG30 6XS
Guide Price £350,000 Freehold

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Residential Sales & Lettings

- 3 Bedroom Semi-Detached Home
- Living Room With Bay Window
- Refitted Kitchen
- Garden With Outbuilding
- Gas Radiator Central Heating
- No Chain
- Separate Dining Room
- Modern Shower Room
- Potential To Extend (STPP)
- UPVC Double Glazing

Offered to the market with the added advantage of no onward chain is this well presented semi-detached home with garage conversion which is ideally positioned close to various amenities, with Reading Town Centre just over 2.9 miles away to the east, regular bus services are within 5 minutes walk and Tilehurst train station linking to London Paddington and Reading Mainline and Oxford is circa 7 minutes walk. Other conveniences nearby include local shopping parades, Waitrose supermarket plus gyms, parks and schools. The River Thames and open countryside in the neighbouring village of Purley-on-Thames is also close by. Tilehurst Village with a further wealth of services is conveniently 1.1 miles away and Junction 12 of the M4 is a simple commute by car of approximately 3.0 miles.

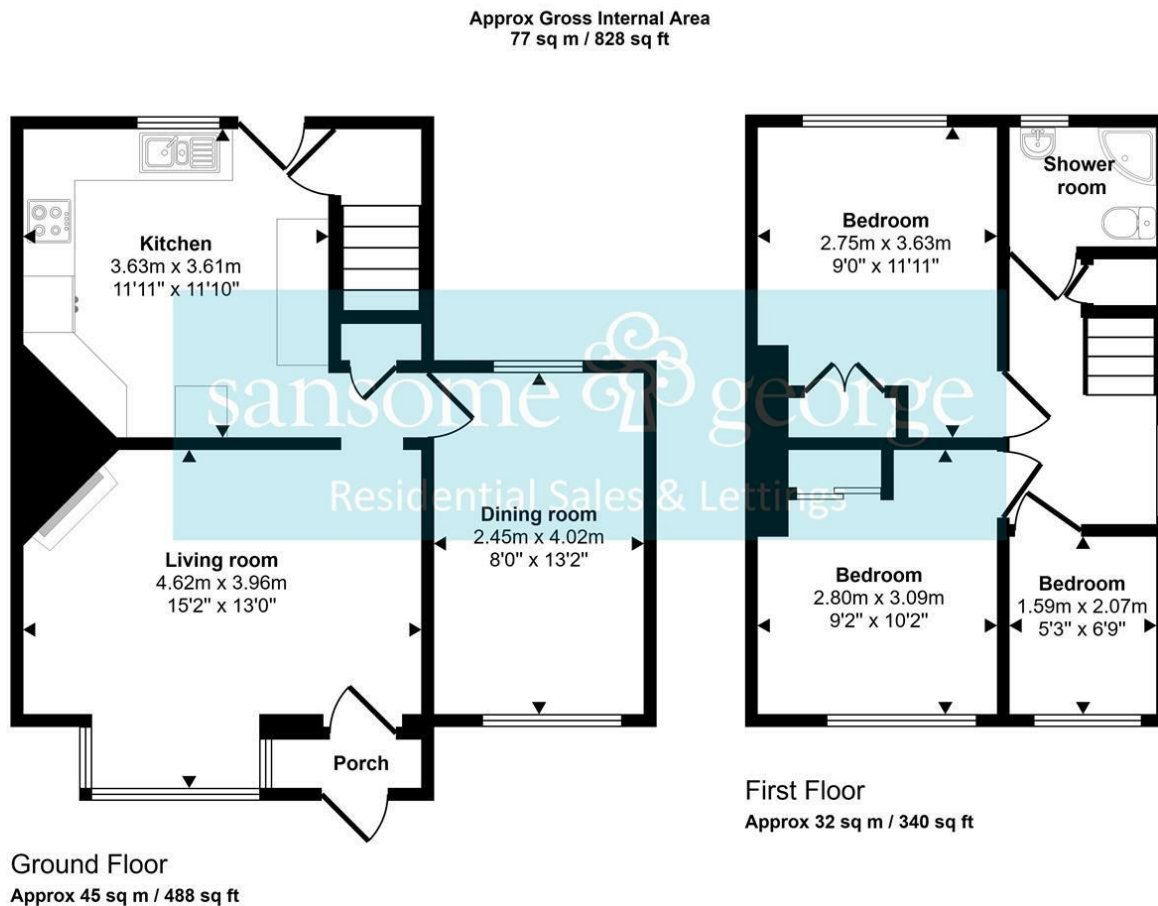
Approached via a walled driveway providing off road parking leading to the front door. The internal accommodation comprises of; a porch, 15' living room with bay window and feature chimney breast, a converted garage providing a separate dining room/bedroom 4, spacious refitted kitchen with stairs rising to the first floor landing and rear aspect door leading to the garden. On the first floor, 3 separate well proportioned bedrooms are serviced by a modern three piece shower room. Other benefits include gas fired central heating and double glazed windows.

Outside, to the rear is a landscaped private garden, fully enclosed by wooden fencing with outbuildings that offer storage including an outside WC. There is also side access to the front of the property. This home offers great potential for further extensions and renovation subject to usual permissions.

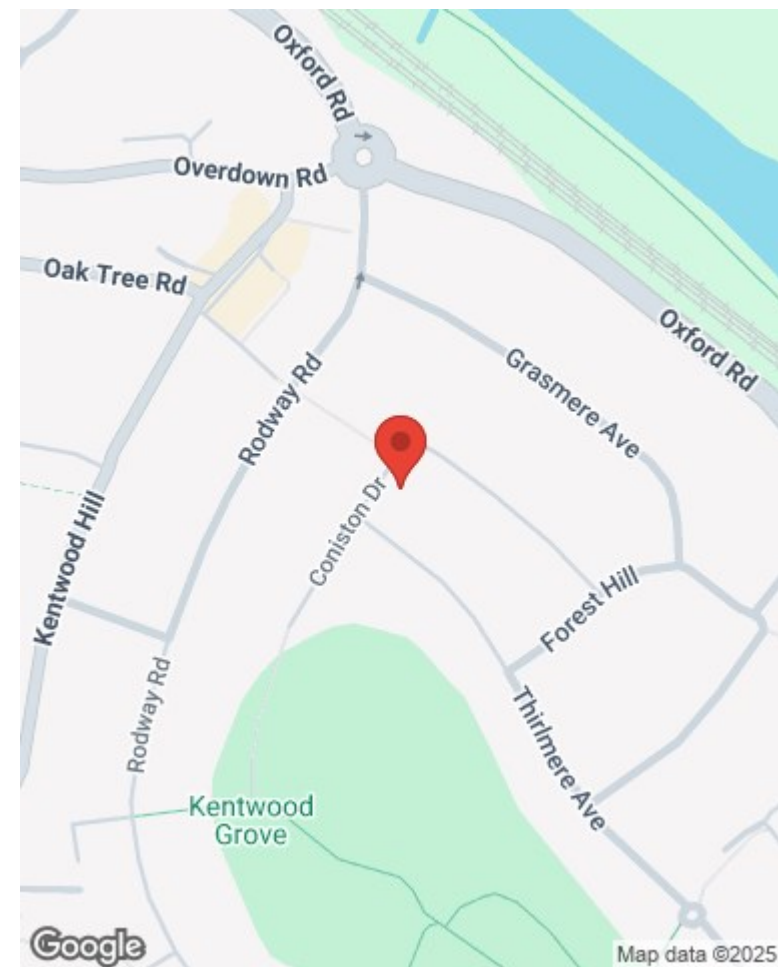
To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George estate agents.

Reading Borough Council Tax - Band C





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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