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**7 Malyns Way, Tilehurst, Reading, RG31 6UB**  
**Offers In Excess Of £750,000 Freehold**

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Residential Sales & Lettings



- Immaculately Presented Detached Home
- Five Spacious Bedrooms Over Three Floors
- Three Stylish En Suite Bathrooms
- Versatile Gym Or Home Office Space
- Secure Gated Access And Private Driveway
- Highly Sought-After No-Through Road
- Extended Family And Dining Room
- Modern Kitchen With Integrated Appliances
- Landscaped Low-Maintenance Rear Garden
- Excellent Transport Links To Central London

An immaculately presented and heavily extended five-bedroom detached home, offering an impressive 2,300 sq ft of accommodation, and situated in a highly sought-after no-through road just off Long Lane. Located on the western fringes of Tilehurst and bordering the desirable area of Purley on Thames, this exceptional property enjoys close proximity to reputable schools, frequent bus services, miles of open countryside in nearby Sulham, and Tilehurst railway station offering direct links to Central London.

Accessed via an electrically operated low-level communal gate leading to a private road, this stunning home offers spacious and versatile accommodation throughout. Upon entering, you are welcomed into a bright entrance hall with stairs rising to the first floor and access to a ground floor WC. The heart of the home is a beautifully fitted kitchen with integrated appliances and waste disposal, which opens through double doors into a generous living room. This space flows seamlessly into an extended family/dining room with double sliding doors that lead out to a landscaped, low-maintenance rear garden. From the family room, there is also direct access to a gym or home office, offering flexibility for modern family living. The first floor features a spacious landing that leads to four well-proportioned bedrooms, including two with en suite shower rooms, and a contemporary family bathroom. A staircase leads to the second floor, where you'll find a stunning main bedroom filled with natural light, complete with fitted wardrobes and a luxury en suite bathroom.

The home further benefits from gas radiator central heating and UPVC double-glazed windows throughout. Outside, the enclosed rear garden has been thoughtfully designed for low maintenance, featuring an artificial lawn, a covered seating area ideal for entertaining, and a full-width patio. Gated side access leads to the front of the property, where you'll find an integral garage with an up-and-over door, power and lighting, as well as a driveway providing off-road parking for two vehicles and an electric car charging point.

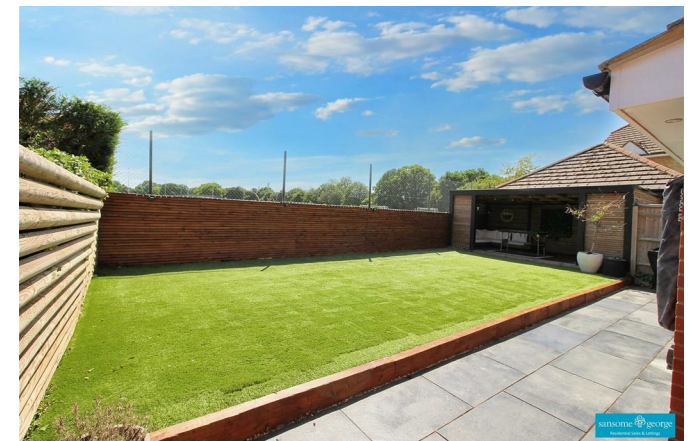
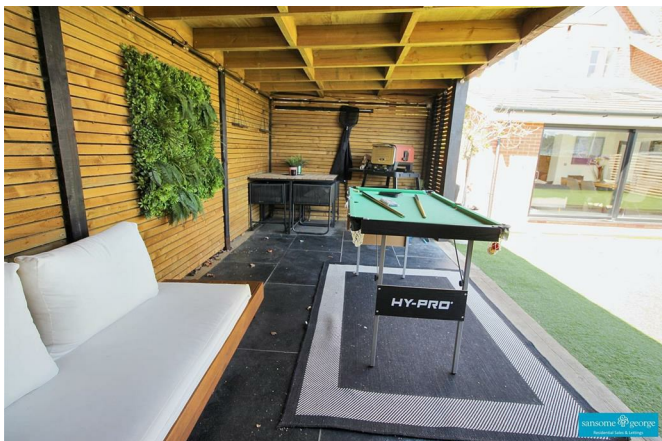
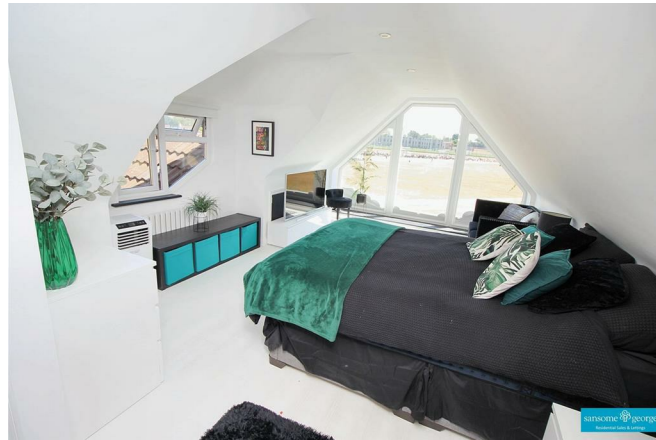
Combining elegant design, practical living spaces, and an enviable location, this remarkable home is ideal for families seeking both comfort and convenience. Early viewing is highly recommended.

Please note: A annual service charge is payable for the upkeep and maintenance of the private road and communal areas of £866 per annum. West Berkshire Council – F









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