



22 Ainsdale Crescent, Reading, RG30 3NG
Guide Price £400,000 Freehold

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Residential Sales & Lettings

- Semi Detached House
- Separate Living Room
- Downstairs WC
- 3 Bedrooms
- UPVC Double Glazing

- Large Driveway
- Open Plan Kitchen Diner
- Utility Room/ Pantry
- Flat and Private Garden
- Gas Fired Central Heating

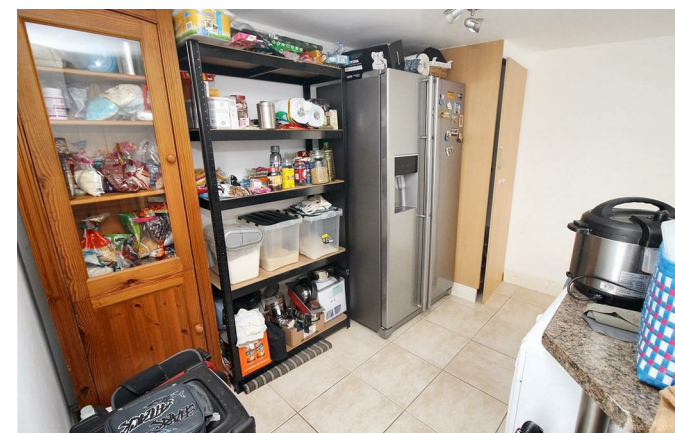
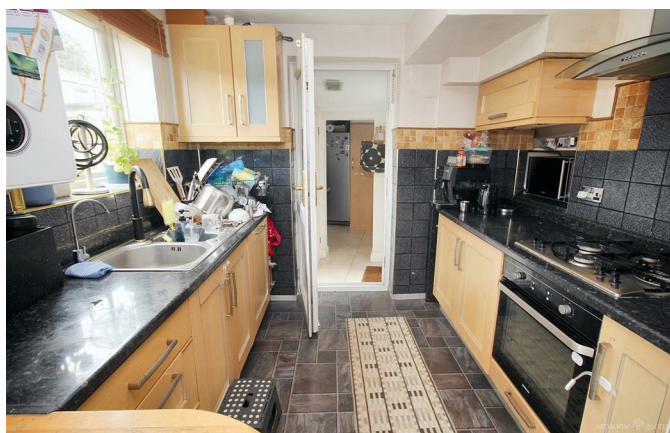
Ideally located within a quiet cul-de-sac this well-presented 'Cooks' built semi-detached home is set in a sought-after residential area. The property also benefits from nearby regular bus routes, access to reputable primary and secondary school catchments, and a variety of walks along the nearby river and countryside as well as local amenities; convenience stores, cafés, restaurants, and takeaways, all just a short stroll away. Tilehurst Village, with its wider range of shops and services, lies within 2 miles, Reading town centre is approximately 4 miles away, and Junction 12 of the M4 motorway can be reached in under 10 minutes by car.

The home is set back from the road and accessed via a private driveway, which provides off-road parking for multiple vehicles. Internally, the front door opens into a welcoming entrance hall with stairs rising to the first floor and access to the main ground floor accommodation. This includes a spacious living room, leading through to an open plan Kitchen dining room overlooking the rear Garden. The fitted kitchen is serviced by gas hobs and Integral dishwasher and provides access to the rear lobby where you can find the large utility room/ pantry and separate WC. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all serviced by a contemporary three-piece family bathroom with a shower over the bath.

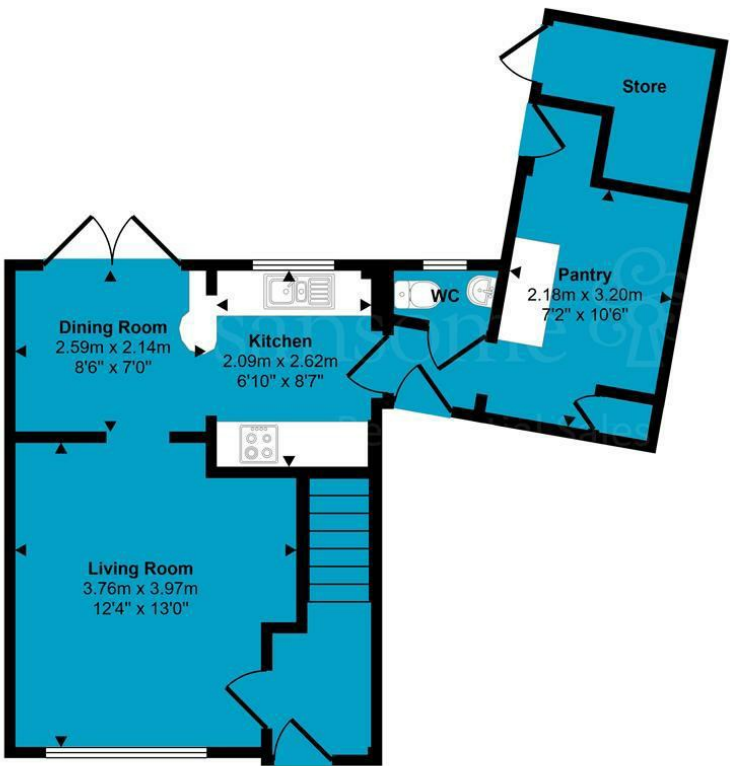
The rear garden is enclosed by fencing for privacy, offers a wooden deck ideal for outdoor dining and a flat lawn for gardening and family activities. The outside space further benefits from a store room.

For further information or to arrange a viewing, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council - Council Tax Band: C

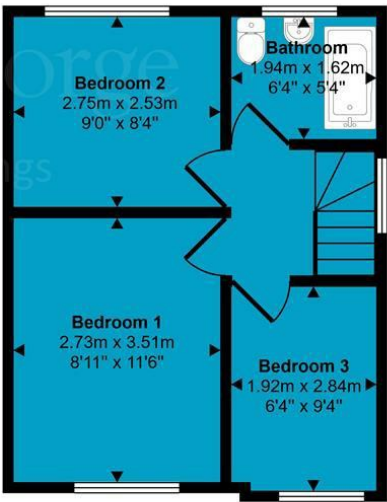


Approx Gross Internal Area
74 sq m / 798 sq ft

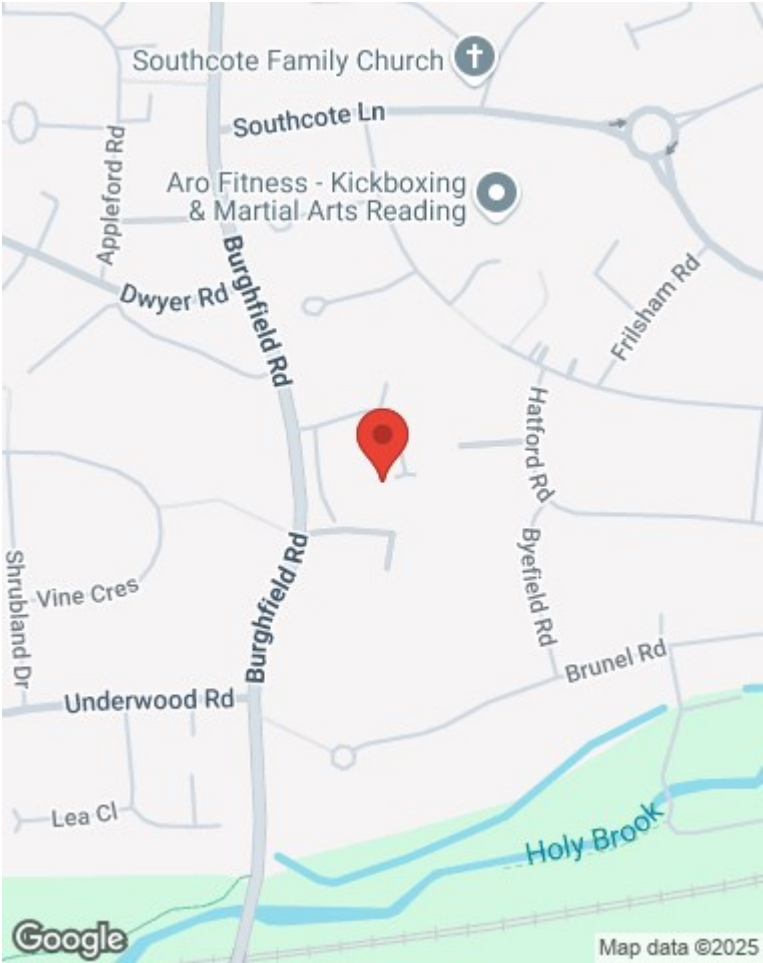


Ground Floor
Approx 44 sq m / 471 sq ft

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.



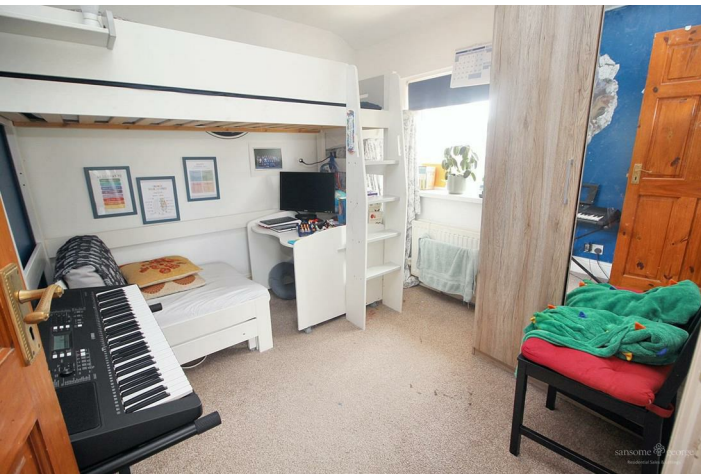
First Floor
Approx 30 sq m / 327 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		67
(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

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