

47 Foxcombe Drive, Tilehurst, Reading, RG31 5HT
Offers In Excess Of £500,000 Freehold

sansome george
Residential Sales & Lettings

- Extended Detached Home With Three Double Bedrooms
- Living Room With Open Fire And Patio Doors
- Dining Room With Garden Access
- Three Double Bedrooms To First Floor
- Double Garage With Power And Driveway Parking
- Bright And Spacious Throughout
- Entrance Hall With Cloakroom WC
- Modern Kitchen Breakfast Room With Storage
- Four Piece Bathroom With Separate Shower
- Walking Distance To Shops, Schools And Transport Links



A well presented three double bedroom detached home situated on a highly sought after residential address. This extended ‘Haddock’ built family home offers bright and spacious accommodation within walking distance of Tilehurst Village centre, local shops, reputable schools and regular bus services. Reading town centre and Junction 12 of the M4 are both approximately 4 miles away, making the property ideal for commuters.

The ground floor accommodation comprises a welcoming entrance hall leading to a cloakroom WC and a generous living room featuring an attractive open fireplace. Patio doors open onto the side garden allowing excellent natural light throughout the day. A separate dining room enjoys views and direct access to the rear garden via sliding doors, creating an ideal space for entertaining. The modern fitted kitchen breakfast room also provides garden access and offers a practical yet sociable layout complete with a range and eye and base level storage cupboards and ample work surface areas. The first floor offers three well proportioned double bedrooms. Bedrooms One and Two are dual aspect, enjoying light from two sides and enhancing the sense of space. All bedrooms are served by a contemporary four piece family bathroom incorporating a bath and separate shower. The home further benefits from gas radiator central heating and UPVC double glazing throughout, while the large windows enhance the sense of space and natural light in every room.



Externally the property enjoys front, side and rear gardens. The side garden features a block paved patio and shingle pathway leading to the rear garden which offers a decking area, lawn and raised patio ideal for relaxing or entertaining and in turn leads to a double garage with power and up and over doors. Established shrub borders and gated side access lead to driveway parking.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Council Tax Band E West Berkshire Council

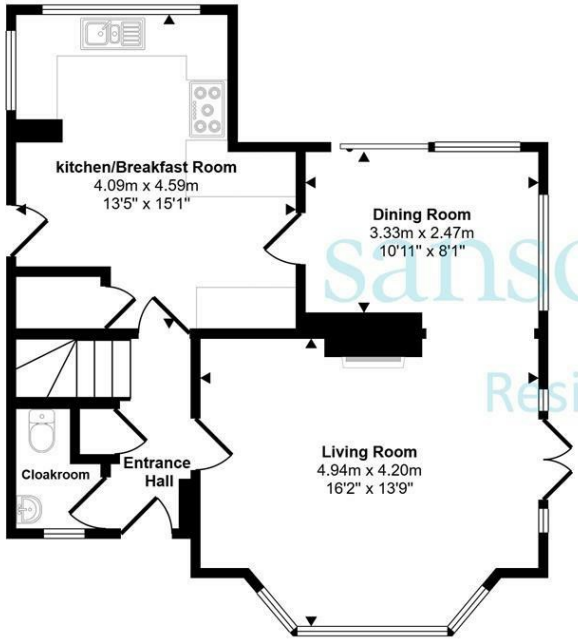
Purchasers Note:-
Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made. Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.



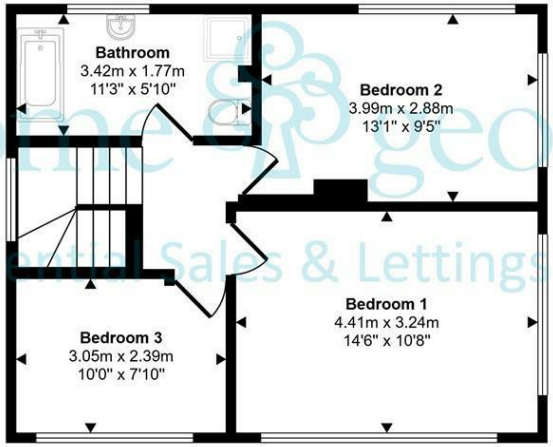




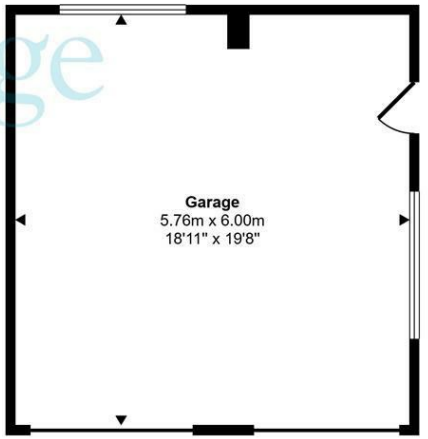
Approx Gross Internal Area
136 sq m / 1467 sq ft



Ground Floor
Approx 54 sq m / 584 sq ft



First Floor
Approx 47 sq m / 511 sq ft

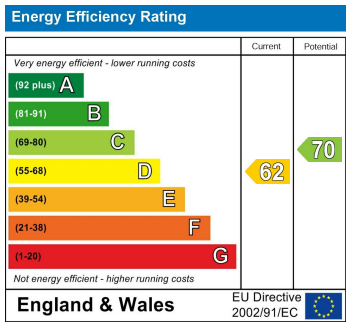


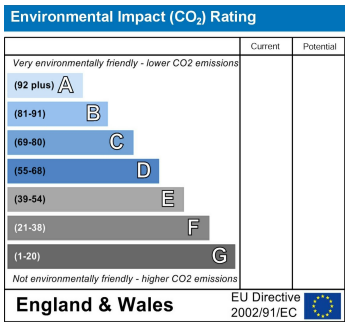
Garage
Approx 35 sq m / 372 sq ft

sansome george
Residential Sales & Lettings

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.







Misrepresentation and Misdescriptions Acts
Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

sansome george
Residential Sales & Lettings











9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome george
Residential Sales & Lettings