



25 The Sadlers, Tilehurst, Reading, Berkshire, RG31 6QZ
Guide Price £675,000 Freehold

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Residential Sales & Lettings

- Magnificent Four Bedroom Detached Family Home
- Attractive Corner Position
- Elegant Bay Fronted Living Room
- Beautifully Landscaped Rear Garden
- Raised Decked Entertaining Area

- Highly Sought After Tilehurst Cul-De-Sac
- Impressive Open Plan Kitchen/Breakfast & Dining Room
- Main Bedroom With En Suite Shower Room
- Driveway Parking & Detached Double Garage
- Solar Panels & Close To Sulham Woods

A magnificent double bay fronted four bedroom detached family home, beautifully positioned within a highly sought after cul-de-sac on the western fringes of Tilehurst. Built in 1996, the property is ideally located close to Sulham Woods and open countryside, with local shops, Tilehurst Village, well regarded schools and regular bus services all within easy reach. Tilehurst railway station, providing direct services to Reading, London Paddington and Oxford, is approximately 1.5 miles away.

The well appointed accommodation comprises a welcoming entrance hall, cloakroom, elegant rear aspect living room with sliding doors opening directly onto the rear garden, and a front aspect study featuring an attractive bay window. The impressive open plan kitchen/breakfast and dining room was redesigned in 2017 to create a superb family and entertaining space, complemented by a separate utility area providing direct access to the rear garden.

To the first floor are four well proportioned bedrooms, all benefiting from excellent built in storage. The generous main bedroom features a modern en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Further useful storage is provided by the partially boarded loft, complete with ladder and lighting.

Outside, the property occupies an attractive corner position with established frontage and a beautifully landscaped rear garden featuring mature planting, lawn and a generous raised decked seating area ideal for outdoor entertaining. Further benefits include a timber garden shed, driveway parking, detached double garage and solar panels.

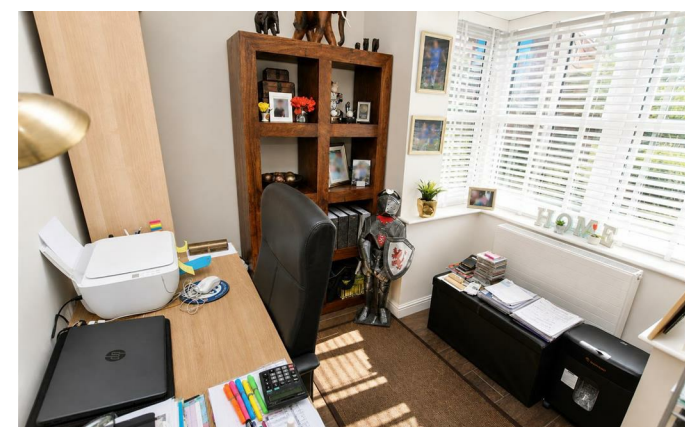
Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

West Berkshire Council • Council Tax Band F

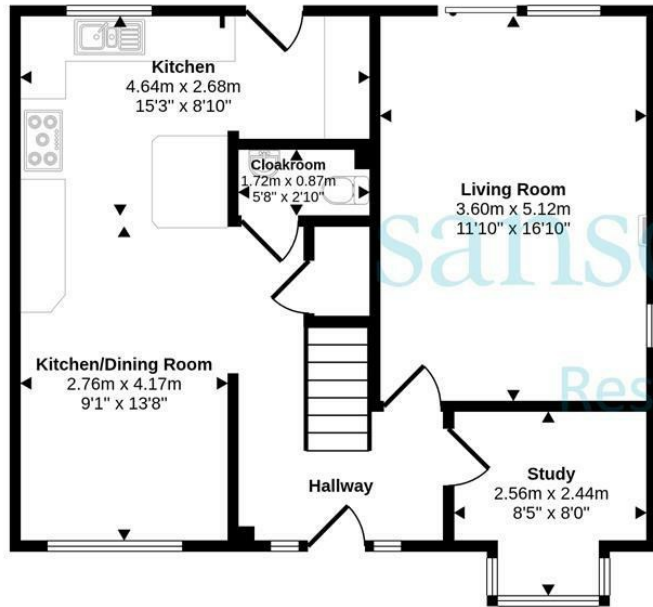
Purchaser's Note:

Please note that some photographs within these sales particulars may have been digitally enhanced for presentation purposes, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations or permanent features have been added, removed or altered.

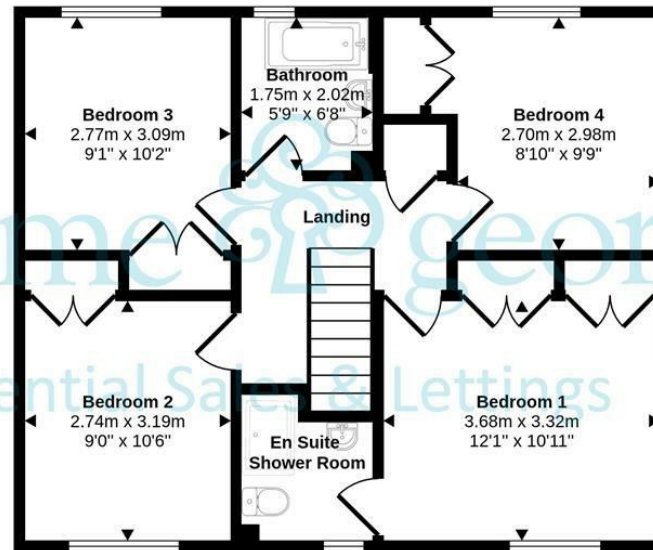
Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property by carrying out their own inspection and enquiries.



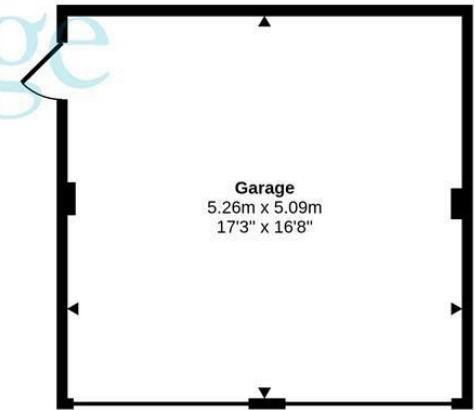
Approx Gross Internal Area
145 sq m / 1564 sq ft



Ground Floor
Approx 59 sq m / 639 sq ft

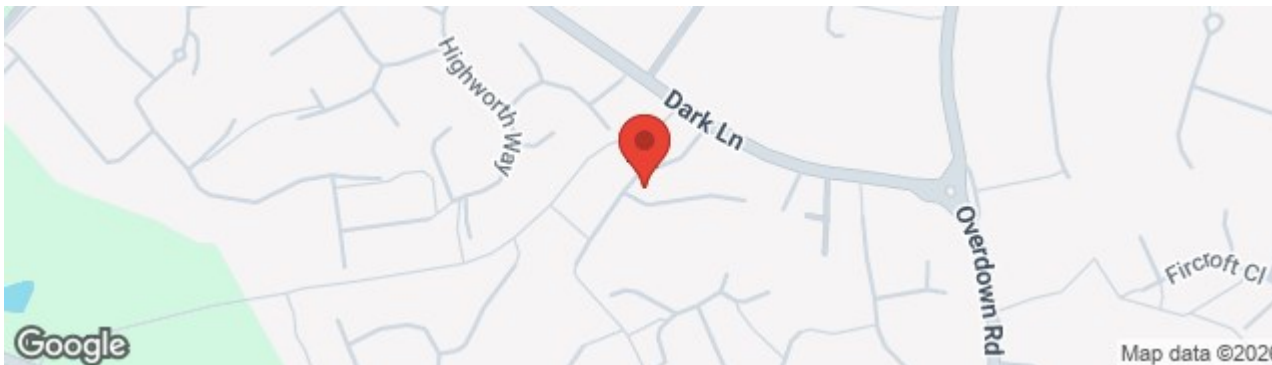


First Floor
Approx 59 sq m / 637 sq ft



Garage
Approx 27 sq m / 288 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		
(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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