



**7 Gratwicke Road, Tilehurst, Reading, Berkshire, RG30 4TU**  
**Guide Price £475,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Extended Four Bedroom End Terrace
- Open Plan Lounge/Dining Room
- Main Bedroom With En Suite
- Approx. 100' Rear Garden
- Gated Rear Access
- Accommodation Over Three Floors
- Kitchen/Breakfast Room
- Juliet Balcony
- Two Room Insulated Garden Office
- Close To Tilehurst Village

Offered to the market is this generously extended and beautifully presented four bedroom end terrace family home, situated within approximately five minutes' level walk of Tilehurst village. Arranged over three floors, this impressive property offers generous and versatile accommodation, complemented by an approximately 100' rear garden, a substantial two room home office/garden room, additional storage and gated rear access. Tilehurst village is close at hand and provides a wealth of everyday amenities including shops, schools, parks and frequent bus services. Tilehurst railway station is just over one mile away, Reading town centre is approximately three miles away, while Junction 12 of the M4 is also easily accessible via the A4 Bath Road, making this an excellent location for commuters.

The ground floor accommodation comprises an entrance hall leading into a spacious open plan lounge/dining room, creating an excellent sociable space for both everyday family life and entertaining. Continuing through is the stylish kitchen/breakfast room, fitted with a comprehensive range of units, contrasting work surfaces and attractive tiled splashbacks, with doors opening directly onto the rear garden. A cloakroom completes the ground floor. On the first floor are three well proportioned bedrooms together with a modern family bathroom. Stairs rise to the second floor where the impressive main bedroom benefits from fitted wardrobes, a Juliet balcony overlooking the rear garden and its own contemporary en suite shower room.

Outside, a particular feature is the substantial rear garden, extending to approximately 100' and offering an excellent combination of paved seating and entertaining areas together with plenty of space for children and family enjoyment. Towards the rear is a substantial garden room/home office, fully insulated and divided into two versatile rooms featuring sliding doors, making it ideal for those working from home, a playroom, hobbies or additional recreational space. There is also a separate wooden storage shed. Double wooden gates at the rear provide access from a lane approached via Recreation Road, with the property benefiting from a right of access and the potential for off road parking. The current owners have chosen not to utilise this area for parking due to the regular availability of street parking directly in front of the house, but previous owners have chosen to park there.

To arrange a viewing or request further information, please contact sole selling agents Sansome & George Tilehurst.

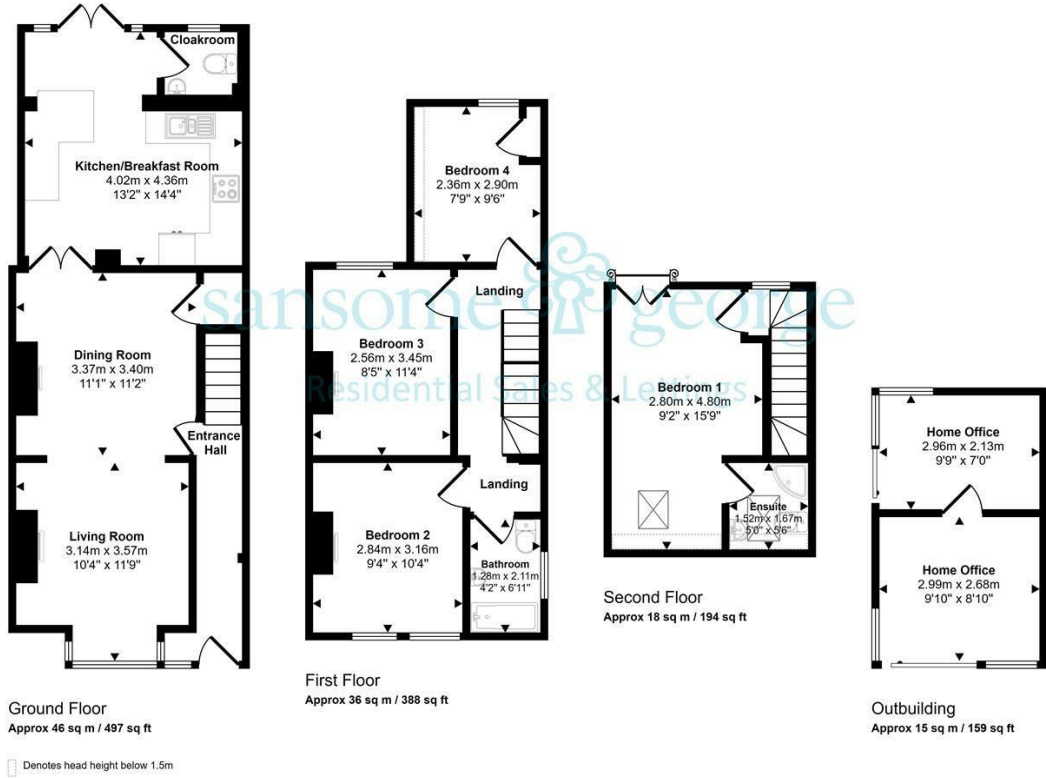
Reading Borough Council -I Tax Band D

Purchasers' Note

Please note that some photographs within these sales particulars may have been digitally enhanced to improve their 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  
115 sq m / 1238 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.

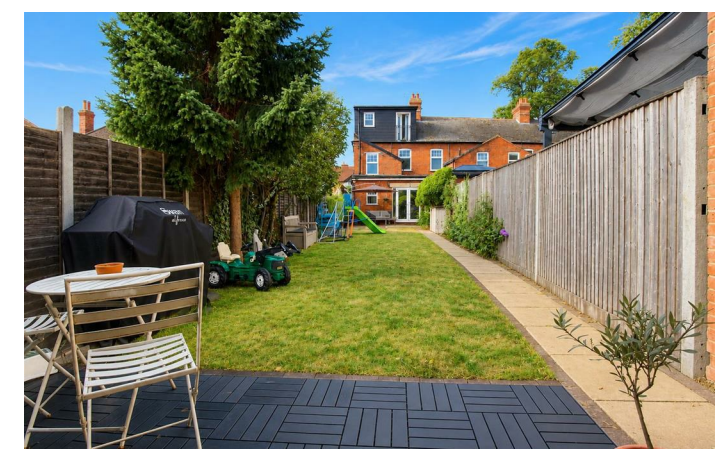


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A                                                     |                         |           |
| (61-91) B                                                       |                         |           |
| (39-60) C                                                       |                         |           |
| (11-55) D                                                       |                         |           |
| (1-38) E                                                        |                         |           |
| (1-38) F                                                        |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Misrepresentation and Misdescriptions Acts

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