



12 Kernham Drive, Tilehurst, Reading, Berkshire, RG31 6GB
Guide Price £575,000 Freehold

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Residential Sales & Lettings

- Four Bedroom Detached Home
- Extended Kitchen/Family Room
- Multiple Reception Rooms
- Utility Room & Cloakroom
- Rear Garden With Decking
- Small Sub Cul-De-Sac Position
- Main Bedroom With En Suite
- Conservatory
- Family Bathroom
- Popular Tilehurst Location

Situated in a particularly desirable position within Kernham Drive, tucked away within a small sub cul-de-sac serving just five properties, is this beautifully presented and considerably extended four bedroom detached family home. The property offers versatile and well proportioned accommodation approaching 1,400 sq ft and has been thoughtfully improved to provide excellent living space ideally suited to modern family life.

The ground floor accommodation is especially impressive, with a superb open plan kitchen and family area forming the heart of the home. The kitchen is fitted with an extensive range of units and work surfaces and flows naturally into the adjoining family areas, creating a sociable and practical everyday living space. Further accommodation includes a separate utility room, a generous living room, an additional reception area and a conservatory overlooking and providing access to the rear garden. A useful ground floor cloakroom completes the accommodation on this level.

The first floor offers four bedrooms, with the main bedroom being particularly generous and benefiting from its own en suite shower room. The remaining bedrooms are served by a stylish family bathroom, with the accommodation providing good flexibility for families, home working or visiting guests.

Outside, the property enjoys an established rear garden offering areas of lawn and decking, providing excellent space for outdoor entertaining and relaxation. The garden enjoys a pleasant degree of privacy and complements the generous accommodation particularly well.

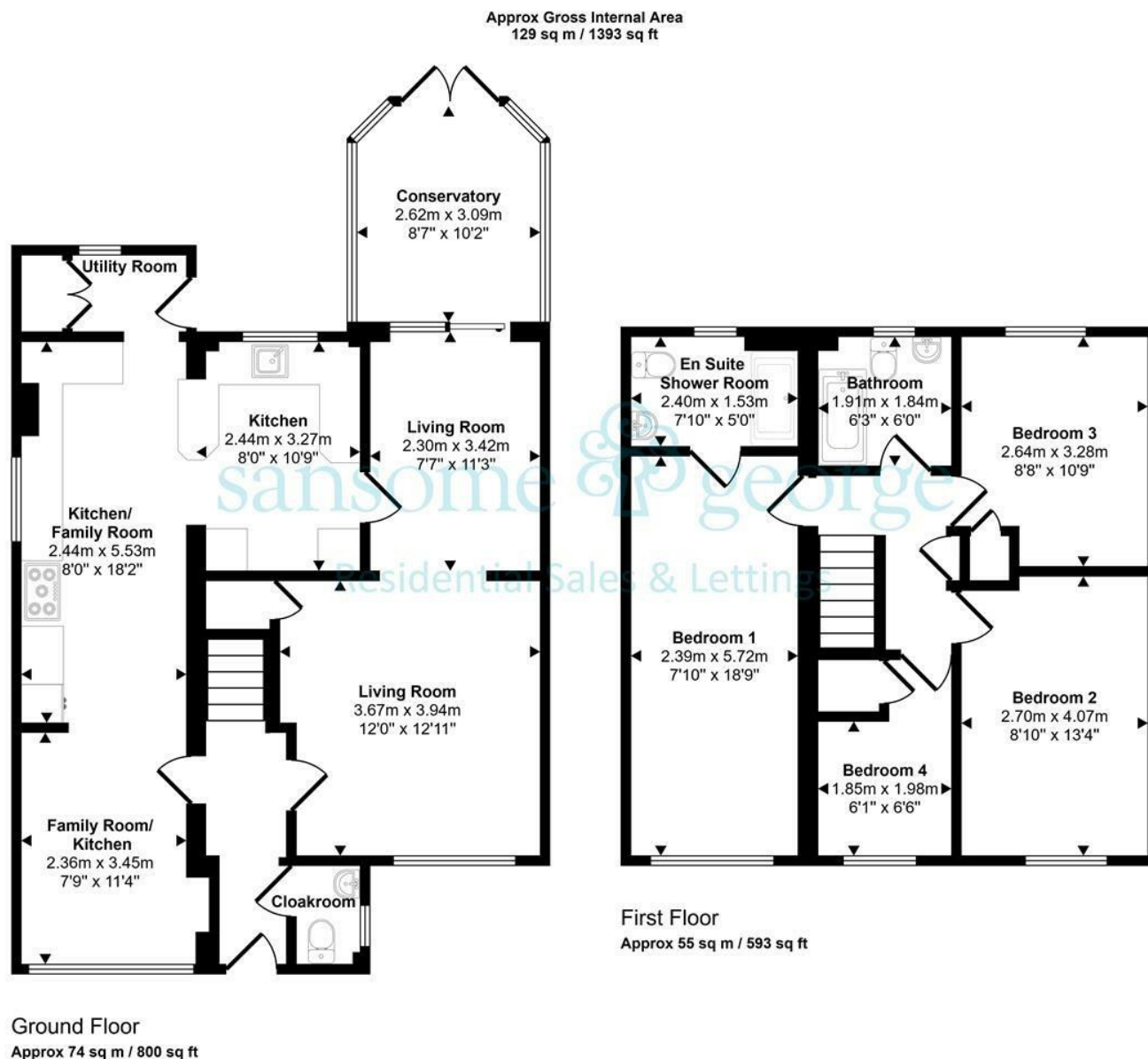
Kernham Drive is a popular residential location within Tilehurst, conveniently positioned for local shops, regular bus services and well regarded schools. Tilehurst Village, Tilehurst railway station with direct links to Reading and London Paddington, together with nearby open countryside and woodland, are all readily accessible.

A particular feature of this home is its setting, being positioned within a small sub cul-de-sac of only four houses off the main cul-de-sac, creating a quieter and more secluded environment. Offering approximately 1,393 sq ft of accommodation, four bedrooms, an en suite, multiple reception spaces and an impressive extended kitchen and family area, this is a superb family home and an internal viewing is highly recommended.

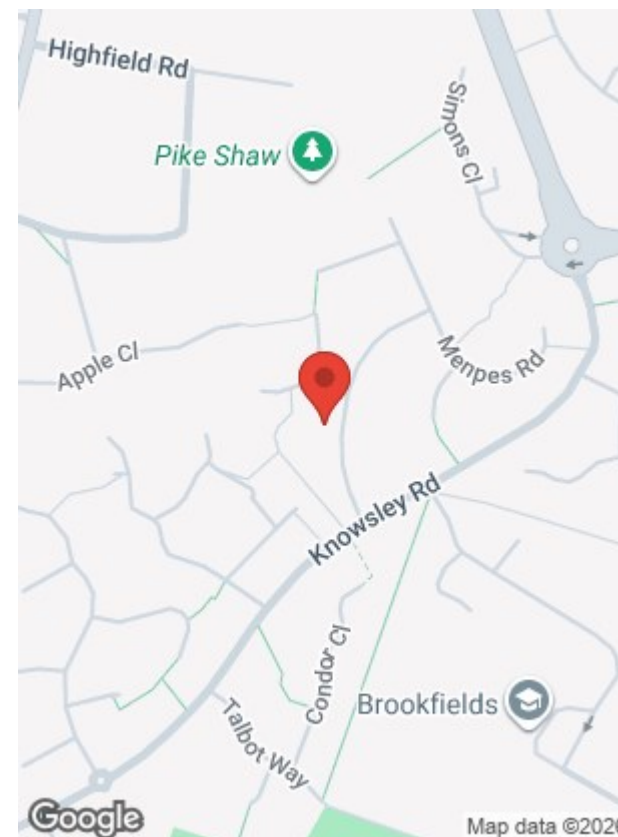
Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

West Berkshire Council - Band E





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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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