



Fullbrook Crescent, Tilehurst, RG31 6RX
£500,000 Freehold

sansome & george
Residential Sales & Lettings

- Extended Cooks-Built Semi-Detached Home
- Three Bedrooms Plus Storage Room
- Lounge/Dining Room Over 20 Feet
- Ground And First-Floor Shower Rooms
- Driveway Parking

- First Offered For Sale Since 1963
- Versatile Annexe Accommodation
- Two Kitchens
- Established Garden With Pond And Summerhouse
- Situated In A Sought-After Residential Location

Offered for sale for the first time since 1963, having been lovingly owned and carefully maintained by the current owner throughout, is this extended three-bedroom semi-detached home built by the highly regarded Cooks. Situated in a sought-after residential location, the property is conveniently positioned close to local shops, regular bus services and highly regarded schools. Tilehurst Village, Tilehurst railway station with connections to Reading and London Paddington, together with the miles of open countryside and woodland at nearby Sulham, are all easily accessible.

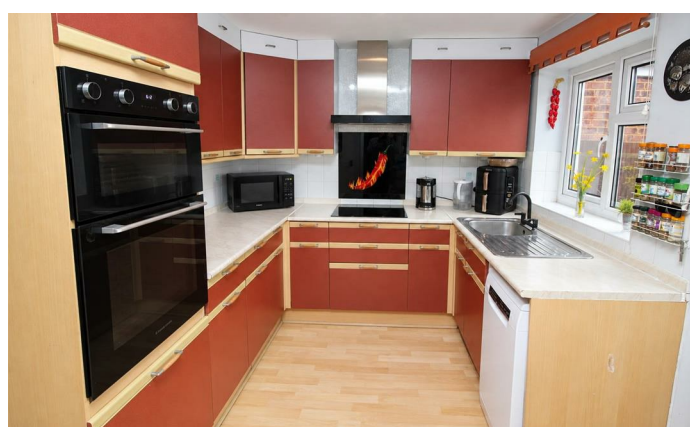
The spacious and well-proportioned accommodation offers a versatile layout, with scope to use part of the ground floor as an annexe for a relative, accessed via the shared main entrance. The entrance hall has stairs rising to the first floor and provides access to a lounge/dining room extending over 20 feet, with doors opening onto the rear garden. The main kitchen adjoins the dining area and connects internally to the annexe accommodation, which comprises a Bedroom/living room, alternatively suitable as a ground-floor bedroom, a separate shower room and a further kitchen with its own door to the rear garden. On the first floor are three bedrooms and a shower room. The main bedroom extends over 20 feet and benefits from an adjoining storage room, offering potential for use as a walk-in wardrobe.

Outside, the established rear garden features a pond and summerhouse, providing a pleasant setting for relaxing and entertaining. The property also benefits from solar panels which generate electricity for the home and will remain as part of the sale.

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

Local Authority: West Berkshire Council
Council Tax: Band C

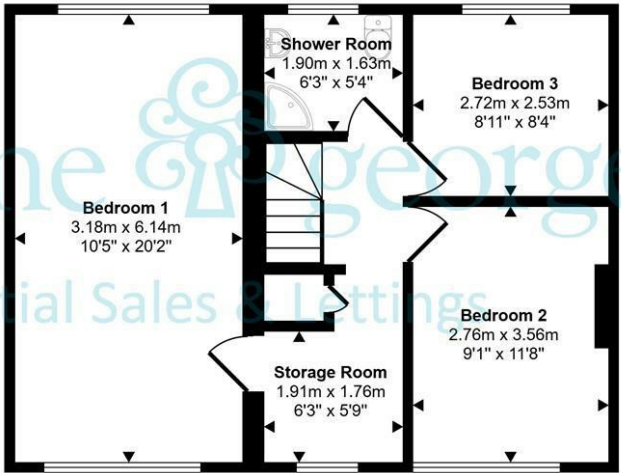
Purchaser Note: Some marketing photographs have been digitally enhanced using AI to improve brightness and presentation, including the removal of certain personal belongings. Purchasers should view the property in person to satisfy themselves as to its layout, condition and features.



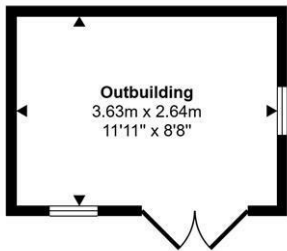
Approx Gross Internal Area
120 sq m / 1288 sq ft



Ground Floor
Approx 59 sq m / 633 sq ft



First Floor
Approx 51 sq m / 552 sq ft



Outbuilding
Approx 10 sq m / 103 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	

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

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