



sansome  george

43 Westwood Road, Tilehurst, Berkshire, RG31 5PL
Offers In Excess Of £600,000 Freehold

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Residential Sales & Lettings

- Extended Double Bay Fronted Detached Home
- Double Bay Fronted Living Room
- Study/ Family Room
- Four Piece Family Bathroom
- Ample Driveway Parking

- Four Bedrooms
- Kitchen/ Breakfast Room & Utility Room
- Conservatory
- Fully Enclosed Rear Garden
- Minutes level Walk To Village Centre

This well-presented and versatile character detached home is located at a desirable address in the heart of Tilehurst Village. Situated within 5 minutes level walk of 'The Triangle', which offers cafes, bakeries, pubs, restaurants/takeaways, plus a range of shops and other amenities. Nearby green spaces include Victoria Recreation Ground and Arthur Newbery Park, numerous regular bus services are all conveniently within a few minutes walk, and the property falls within the catchment of sought-after primary and secondary schools. Tilehurst Train Station (London Paddington, Oxford, Didcot, Reading mainline) is just over 1 mile (approx. 25 mins walk), Reading town centre is approximately 4 miles to the east, and Junction 12 of the M4 motorway with Calcot Retail Park (including Ikea) is a simple commute of under 3 miles via the A4 Bath Road.

Ground floor accommodation comprises of entrance hall where stairs rise to the first floor, a generous double bay-fronted living room with wood burner, kitchen/breakfast room with door to a versatile study/family room and opening to a utility area that in turn leads to the cloakroom and the conservatory. On the first floor, a central landing gives access to four bedrooms. These well-proportioned separate bedrooms are served by a four-piece bathroom with a white suite. Other general points include UPVC double glazing and gas-fired central heating to radiators.

Outside, the rear garden offers an approximately 200ft west-facing rear garden that is mainly laid to lawn, with a patio area, wooden sheds and useful gated side access that leads to the front where a driveway provides ample parking.

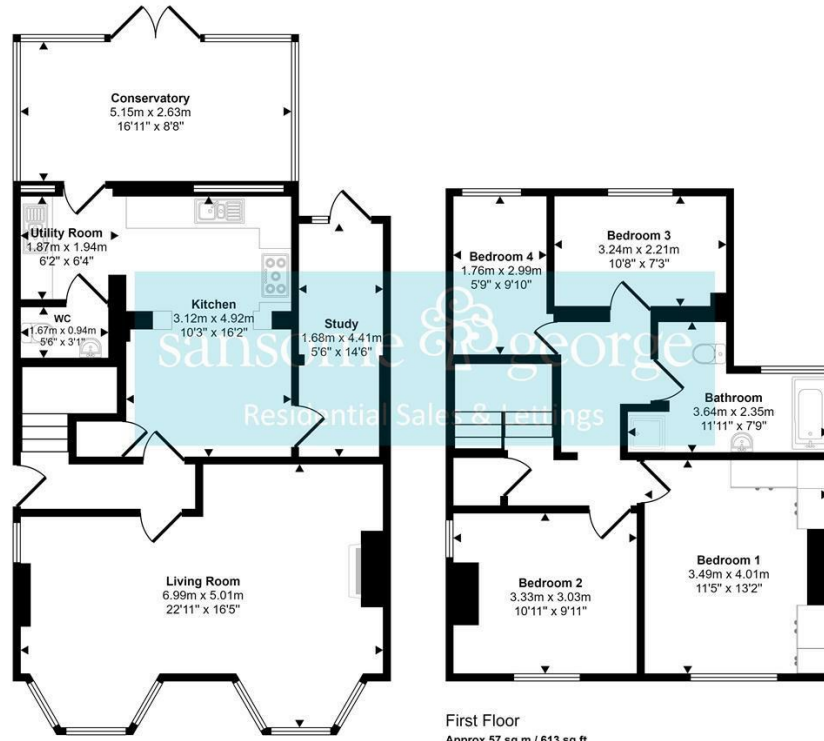
This individual and characterful home is truly unique and must be seen to be appreciated.

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

Reading Borough Council - Band F



Approx Gross Internal Area
138 sq m / 1485 sq ft



Ground Floor
Approx 81 sq m / 872 sq ft

First Floor
Approx 57 sq m / 613 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.

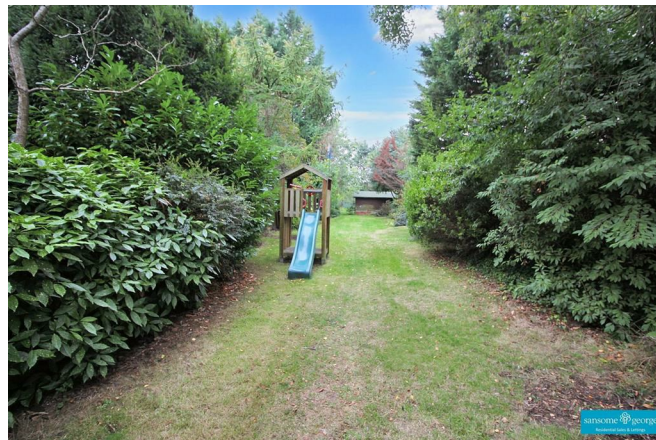


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	65	80

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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