



**49 Goodliffe Gardens, Tilehurst, Reading, Berkshire, RG31 6FZ**  
**£750,000 Freehold**

- Impressive 4 Bedroom Detached Home
- Front Aspect Living Room & Study
- Conservatory
- Gas Radiator Central Heating & UPVC Double Glazing
- Sizeable Rear Garden

- Hall, WC & Utility Room
- Rear Aspect Kitchen Diner
- Ensuite Shower Room & Family Bathroom
- Detached Double Garage & Ample Parking
- No Onward Chain

An impressive four bedroom detached family home built by Wimpey Homes and situated in a sought after cul-de-sac within the ever popular Westwood Fields development. Occupying a prime position on the borders of Tilehurst and Purley on Thames, this exceptional property enjoys convenient access to highly regarded schools, local shops, regular bus services and the vibrant village of Pangbourne, which offers an excellent range of amenities, restaurants and independent retailers. Tilehurst railway station, providing direct links into central London, is within easy walking distance, while beautiful countryside and riverside walks can be found nearby in Sulham and along the Thames.

The spacious and well planned accommodation comprises an entrance hall, ground floor cloakroom, front aspect living room, separate study, and a generous kitchen dining room overlooking the rear garden. There is also a separate utility room and a conservatory providing an attractive additional reception space with views across the garden.

To the first floor are four well proportioned double bedrooms, including a principal bedroom with a refitted en suite shower room, together with a modern family bathroom.

Further benefits include gas fired radiator central heating, UPVC double glazing and a security alarm system.

Externally, the property boasts a superb south facing rear garden which is fully enclosed and offers a high degree of privacy. The garden features a pond, mature hedging, extensive lawn, patio area and a useful storage shed attached to the house. Side access leads to an attractive front garden with established flower borders. A detached double garage benefits from two electrically operated roller doors and a side pedestrian door, while the driveway provides ample parking for several vehicles.

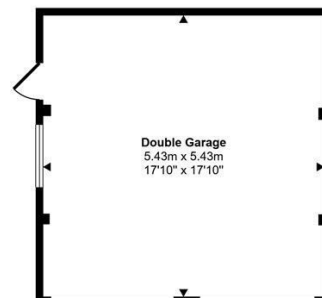
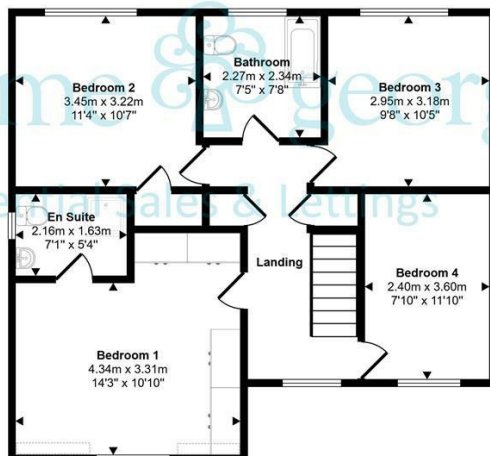
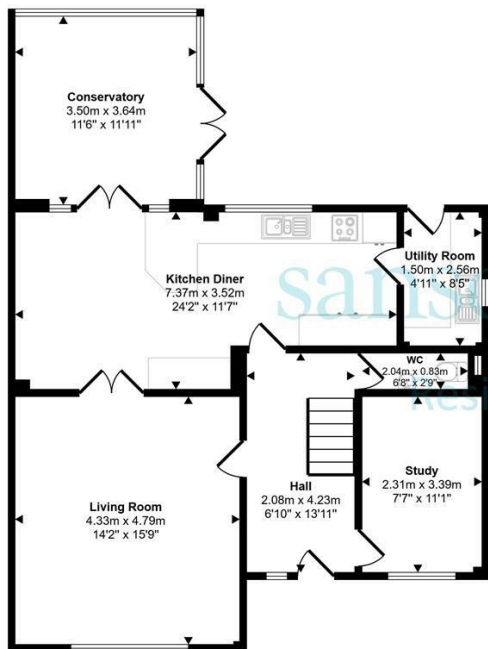
Offered to the market with the added advantage of no onward chain, this is a rare opportunity to acquire a substantial family home in one of the area's most desirable residential locations.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax Band F - West Berkshire.

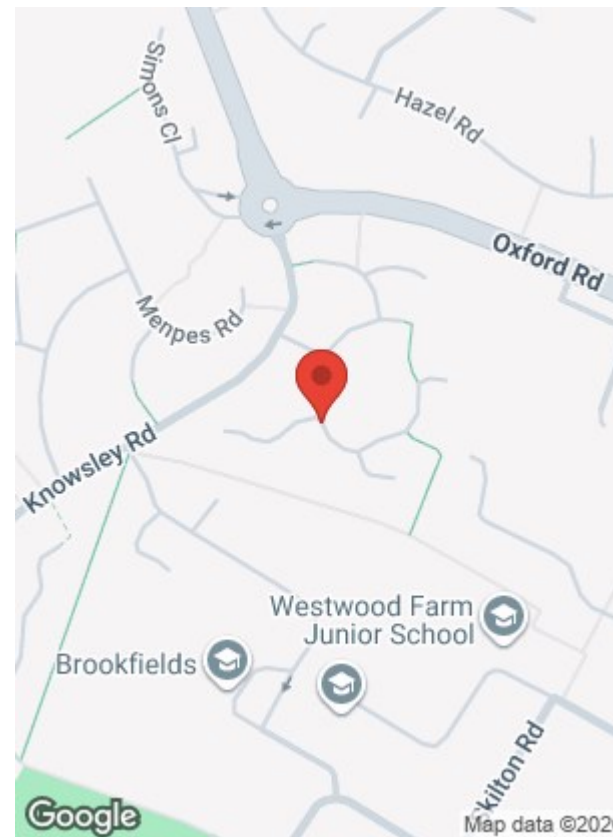


Approx Gross Internal Area  
181 sq m / 1950 sq ft



Denotes head height below 1.5m

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.

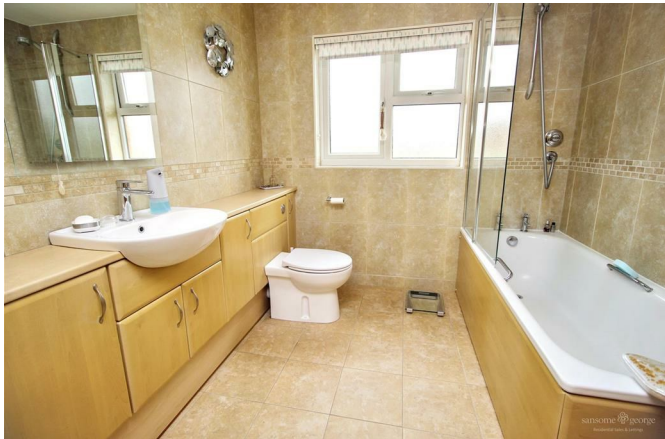


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

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

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)