



sansome  george

4 The Fells, Tilehurst, Berkshire, RG31 5XY
Offers In Excess Of £350,000 Freehold

sansome  george
Residential Sales & Lettings

- Extended Semi-detached Home
- Living Room opening to Dining Area
- Three Bedrooms comprising 2 'doubles' & 1 'single'
- Enclosed low maintenance Rear Garden
- UPVC double glazing
- Desirable School Catchments
- Rear aspect Kitchen with integrated appliances
- Fully tiled family Bathroom
- Single Garage In nearby block
- Gas fired central heating (n/t)

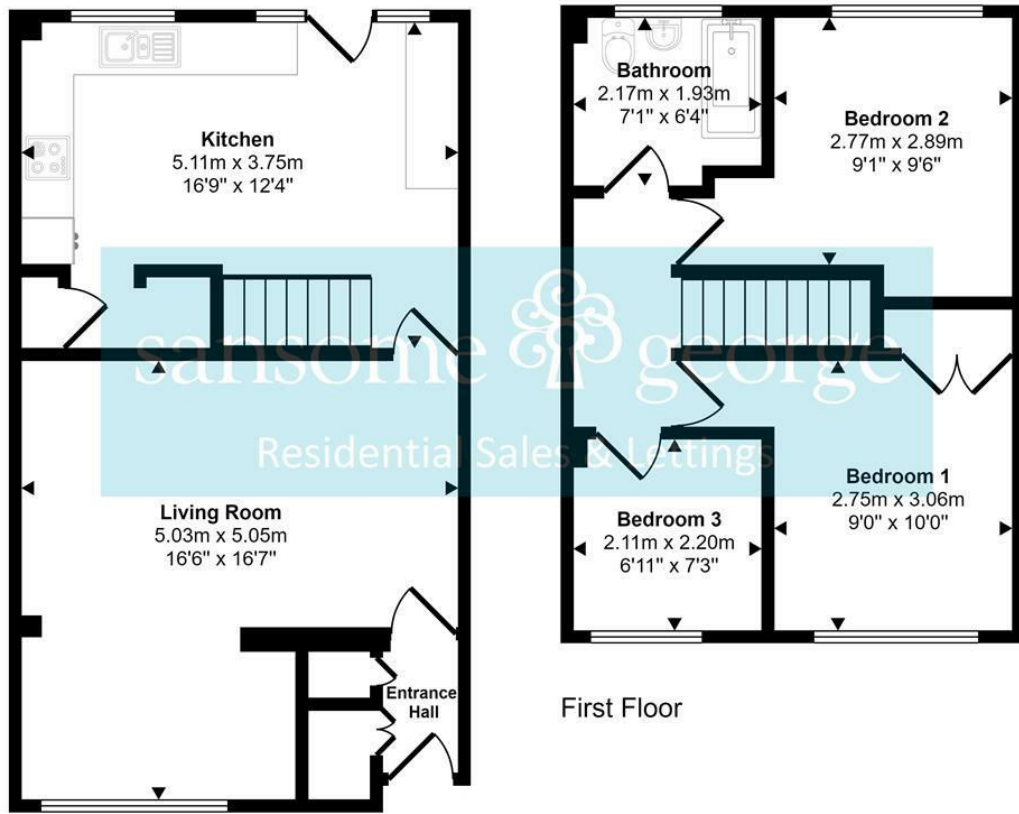
This extended three bedroom semi-detached home offers versatile accommodation of great proportions throughout. Located within sought after primary & secondary school catchments, the property is also within a short walk from miles of open countryside and woodland, as well as being close to playing fields, regular bus services, local convenience stores, pubs, cafes and restaurants. Tilehurst Village with a further range of services and amenities is just over 1 mile, Reading Town Centre is approximately 5 miles to the east, and Junction 12 of the M4 Motorway and Calcot Retail Park with Hypermarket and Ikea just over 2 miles via the A4 Bath Road.

Accommodation comprises of entrance hall, L shaped 16' living room with dining area and a rear aspect kitchen with integrated 4 ring gas hob electric oven, UPVC door leading to landscaped rear garden and stairs rising to first floor. The first floor landing services three separate bedrooms (with built in wardrobes to bedroom 1), and a fully tiled bathroom with white suite including shower over bath. Further benefits include UPVC double glazed windows & gas radiator central heating. Outside, the low maintenance rear garden features an artificial lawn, decking area and is enclosed by wooden fencing with a useful access gate to the side of the property. A single Garage associated with the property is located in a row nearby.

Please contact Sansome & George Estate Agents to discuss this property in more detail or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band C

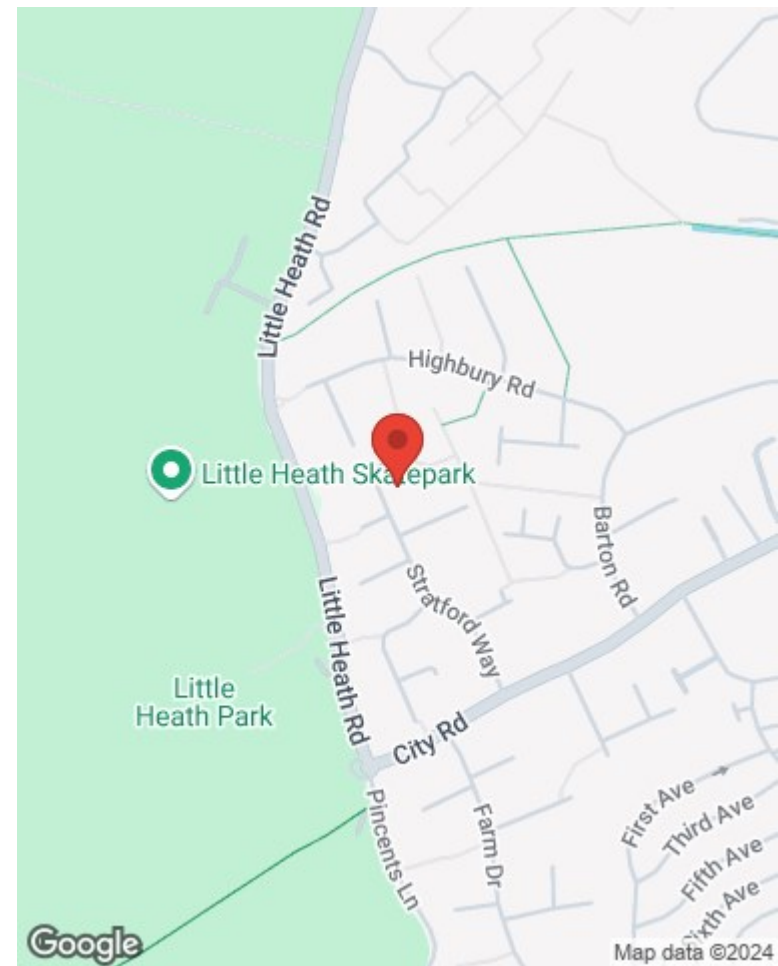




Ground Floor

First Floor

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		
		84
	65	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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