



7 Highfield Road, Tilehurst, Reading, RG31 6YR
£525,000 Freehold

sansome  george
Residential Sales & Lettings

- 2 Bedroom Extended Detached Bungalow Off Long Lane
- Dining Room, Family Room & Conservatory
- Sizeable rear Garden & Frontage
- Gas Radiator Central Heating
- Garage & Carport

- Front Aspect Living Room
- Kitchen & Shower Room
- UPVC Double Glazed Windows
- Ample Driveway Parking
- No Chain

An immaculately presented extended detached Bungalow located on the western fringes of Reading, this fine home neighbours Sulham Woods and Pangbourne Village which hosts a wealth of local independent shops and businesses. Miles of open countryside, riverside walks, community barn, local sports and socials clubs with excellent recreational facilities are all minutes away.

Highly regarded schools including Long Lane and Purley Infants, local shops, frequent bus services to Reading town centre and Tilehurst railway station with links to central London and Oxford, are all easily accessible.

Accommodation comprises entrance hall with stable door, living room, dining room, family room, conservatory, kitchen, two double bedrooms and a shower room. The property features double glazed windows and gas radiator central heating.

To the front is a garden mainly laid to lawn with shrubs, enclosed by a 5 bar gate, driveway parking for several vehicles leading to a covered car port and single garage with a sectional up and over door. Side gated access leads to a good sized rear garden, mainly laid to lawn with more shrub borders, paved patio area and and greenhouse/garden room.

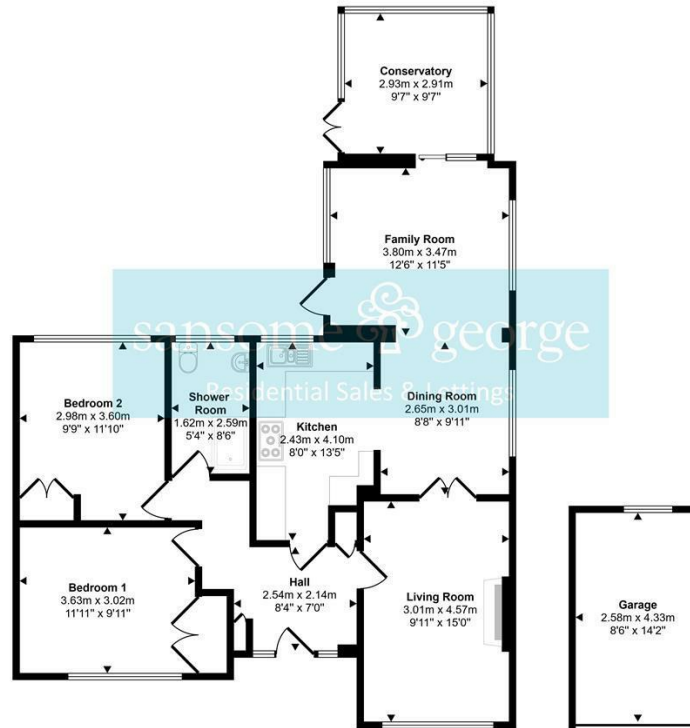
Offered for sale with the added advantage of no onward chain.

Please contact Sansome & George to arrange a viewing.

Council Tax - Band E - West Berkshire.



Approx Gross Internal Area
104 sq m / 1121 sq ft



Floorplan
Approx 93 sq m / 1001 sq ft

Garage
Approx 11 sq m / 120 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		79

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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