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**30 Addiscombe Chase, Tilehurst, Berkshire, RG31 6FH**  
**£650,000 Freehold**

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Residential Sales & Lettings

- Extended 'T A Fisher' Built Detached Home
- Covered Porch, Entrance Hall & Cloakroom
- Kitchen/Dining Room with Conservatory Plus Utility Room
- 3 Further Bedrooms
- Enclosed Rear Garden Of Approx. 40' x 30'

- Sought After Cul-De-Sac Location
- 17' Lounge, Versatile Separate Study
- Spacious Main Bedroom With Large 4 Piece En-Suite
- Re-fitted Contemporary Shower Room
- Driveway & Integral Garage

Having been modestly extended by the previous owners to offer stylish yet practical accommodation throughout, this T. A. Fisher built home is located in a very well regarded cul-de-sac of just off Long Lane on the western fringes of the suburb of Tilehurst, bordering open countryside and woodland in nearby Sulham and The River Thames and an Area of Outstanding Natural Beauty in the neighbouring village of Purley-on-Thames. This ideal location is also within 1.5 miles of Tilehurst Train Station and minutes walk from buses into Pangbourne, Tilehurst (both under 2 miles) and Reading town centre (5 miles) which all provide a wealth of amenities. Desirable primary and secondary schools, frequent bus services, Sports & Social Clubs and Tesco Express are conveniently all within 5 minutes walk.

Providing spacious and versatile accommodation throughout, this attractive property is approached via driveway providing parking and with roller door opening to the integral garage. There is a covered porch over the front door which opens to the entrance hall which gives access to all rooms. These comprise of ground floor cloakroom, versatile separate study/playroom, access to garage and doors to a generous lounge with front aspect bow window and feature fireplace and also a superb fitted kitchen opening to dining area leading into a conservatory. The high specification fitted kitchen includes a complement of integrated appliances and also leads to a very handy utility room with courtesy door to the rear garden. A staircase between the lounge and dining area lead up to the first floor landing which services 4 separate bedrooms and a recently re-fitted and chic shower room with under floor heating and heated towel rail. The spacious main bedroom is another notable feature boasting a wealth of fitted wardrobes and a generous and 4 piece en-suite which includes walk in shower and under floor heating. Bedrooms 2 and 3 also feature built in wardrobes.

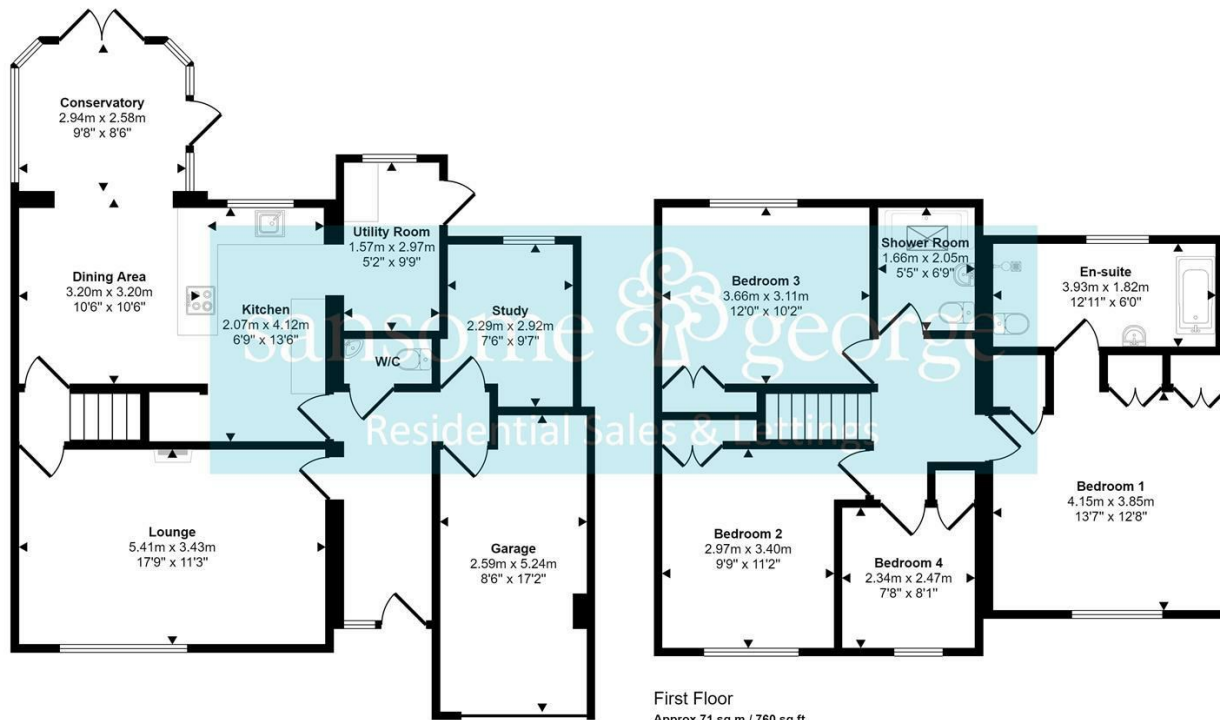
Outside, the garden to the rear is enclosed by wooden fencing, decorative brick walls and established with a secure gate giving access to the side and leading to the driveway. A part covered paved patio extends to French doors from the conservatory and adjoins a predominantly lawned garden with raised seating areas and 2 established trees.

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

West Berkshire Council - Bend F



Approx Gross Internal Area  
157 sq m / 1689 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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