



sansome  george

19 Haywood Way, Tilehurst, Berkshire, RG30 4QP
Offers In Excess Of £375,000 Freehold

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Residential Sales & Lettings

- Well presented Semi-Detached Bungalow
- Living Room with bow window
- Modern Shower Room
- Landscaped Rear Garden
- Driveway Parking

- Two double Bedrooms
- Modern re-fitted Kitchen
- Conservatory
- Detached Garage
- Cul-de-sac Location

Presenting a recently refurbished, well presented two double bedroom 'Cooks' built semi detached bungalow to the market. Located in a popular cul-de-sac location just off the A4 Bath Road hence offering great communication links with Reading Town Centre, being circa 3 miles and Junction 12 of the M4 along with the Calcot Retail Park being circa 2 miles in distance. Numerous frequent regular bus services, along with a wealth of local Convenience Stores and Supermarkets, are all within minutes walk. Prospect Park, The Meadway Shopping Precinct, including 24 hour Gym and sought after Primary & Secondary Schools are also within close proximity.

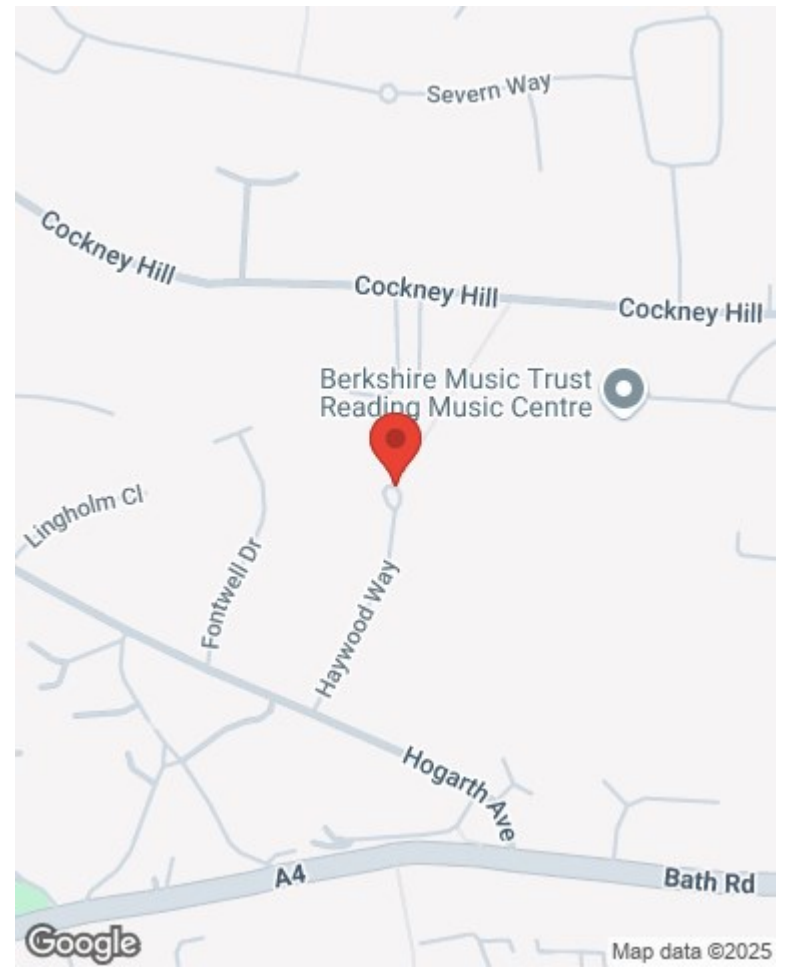
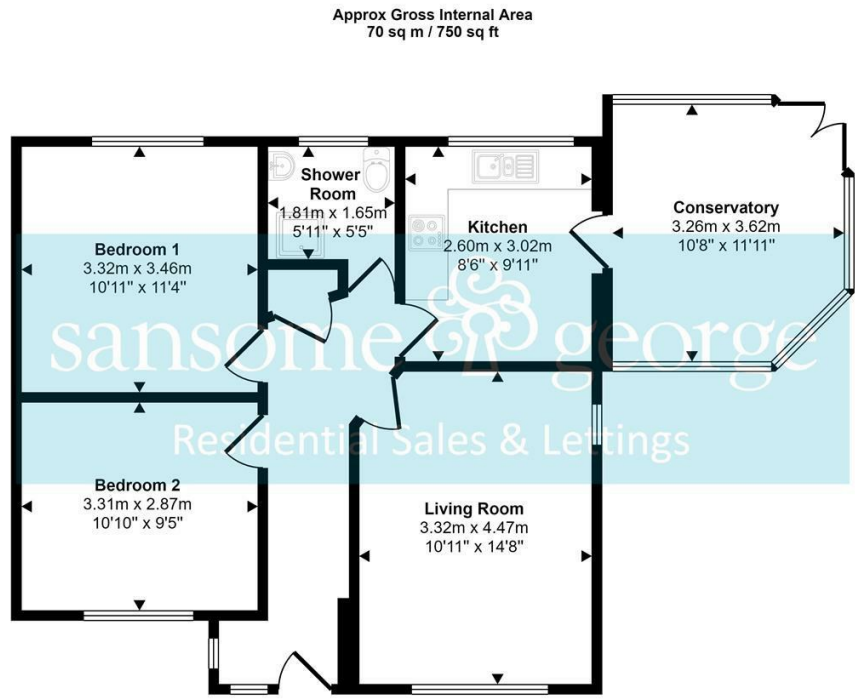
Accommodation comprises of porch, entrance hall, front aspect living room with bow window, modern re-fitted kitchen, conservatory giving access to rear garden, modern shower room room, two double bedrooms. Complemented by UPVC double glazing and gas fired central heating to radiators, this sought after home offers great potential for extension (subject to necessary consents).

The exterior offers a fully enclosed landscaped tiered rear garden, patio areas, wooden summerhouse, detached garage, gated side access that leads to the front offering driveway parking.

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

West Berkshire Council - Band D





Floorplan

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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com