



sansome  george

**6 Longleat Drive, Tilehurst, Berkshire, RG31 6YY**  
**Guide Price £675,000 Freehold**

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Residential Sales & Lettings

- 3 Bedroom Extended Detached Bungalow Located Off Long Lane
- Rear Aspect Living Room & Study (Both with Access to the rear garden)
- 3 En Suites & Separate WC
- Air Source Pump Heating
- Secluded Enclosed Level Rear Garden With Hot Tub

- Spacious Entrance Hall
- Modern Fitted Kitchen & Utility
- UPVC Double Glazed Windows
- Attached Garage, Sizeable Workshop & Driveway Parking
- No Onward Chain

A delightful three bedroom extended detached Bungalow located in a sought after position off Long Lane. Miles of open countryside in nearby Sulham, frequent bus services to and from Reading town centre, local shops including Waitrose supermarket and Tilehurst railway station with links to central London and Oxford are all minutes away. Pangbourne village hosting a wealth of local independent shops and businesses, riverside walks along the banks of the Thames, local bowls and Tennis clubs are all easily accessible.

Accommodation comprises spacious entrance hall leading to a WC and opening to a spacious front aspect refitted modern kitchen, utility room, rear aspect living room and study both with direct access to the rear garden. The property has three sizeable bedrooms all benefitting from en suite facilities, it also features modern air source pump heating and UPVC double glazed windows.

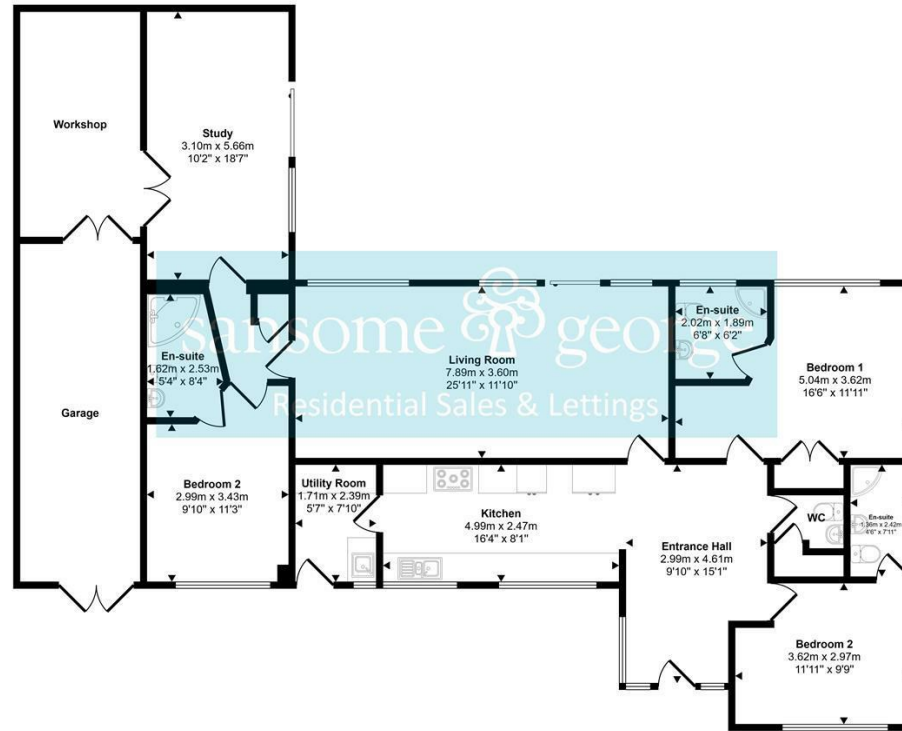
The front offers driveway parking leading to an attached garage with light and power. The rear benefits from a secluded flat enclosed rear garden with decking area and hot tub leading to a sizeable work shop which has access to the study.

Please contact Sansome & George Tilehurst to arrange a viewing.

Council Tax - Band F - West Berkshire.



Approx Gross Internal Area  
168 sq m / 1811 sq ft



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			
(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	68	84

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		

Misrepresentation and Misdescriptions Acts

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