



26 Horsecroft Way, Tilehurst, Purley on Thames, Berkshire, RG31 6XW
£400,000 Freehold

sansome  george
Residential Sales & Lettings

- 3 Bedroom semi detached home
- Front aspect living room
- 3 Bedrooms
- Family bathroom
- UPVC Double glazing

- Ground floor WC
- Rear aspect kitchen diner
- En suite shower to main bedroom
- Gas radiator central heating
- Garage & Driveway parking

A well presented three bedroom semi-detached home located in a sought after cul de sac. Situated on the western fringes of tilehurst bordering purley on thames, this fine home is positioned close to highly regarded schools, local shops, miles of open countryside in near by sulham and the purley sports and social club with excellent recreational facilities. Tilehurst railway station with links to London Paddington and Oxford along with Pangbourne village are also easily accessible.

Built by David Wilson homes in 2006, Accommodation compromises of an entrance hall, ground floor WC, front aspect living room and a rear aspect kitchen diner. The first floor offers three good sized bedrooms featuring an en-suite shower room to the main bedroom and a family bathroom.

Other benefits include gas radiator central heating and UPVC double glazing.

The exterior provides an attached garage and driveway parking to the front and an enclosed garden to the rear.

This fine home has the added advantage of no onward chain.

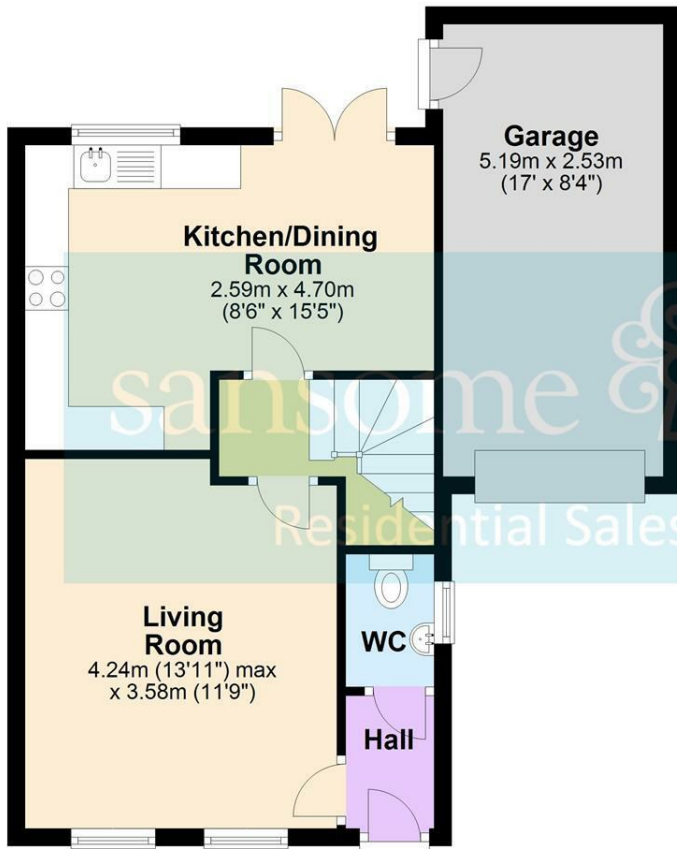
West Berkshire Council - Tax Band D - 2022

Please note there is a bi-annual service charge payable with regards to the maintenance of the communal grounds (which is currently £146.00).



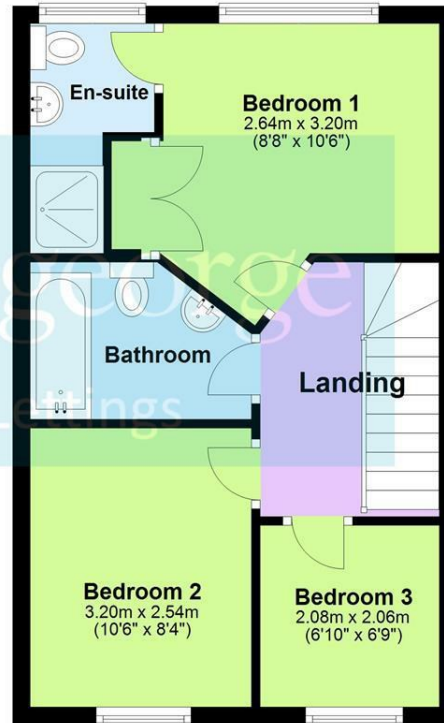
Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)

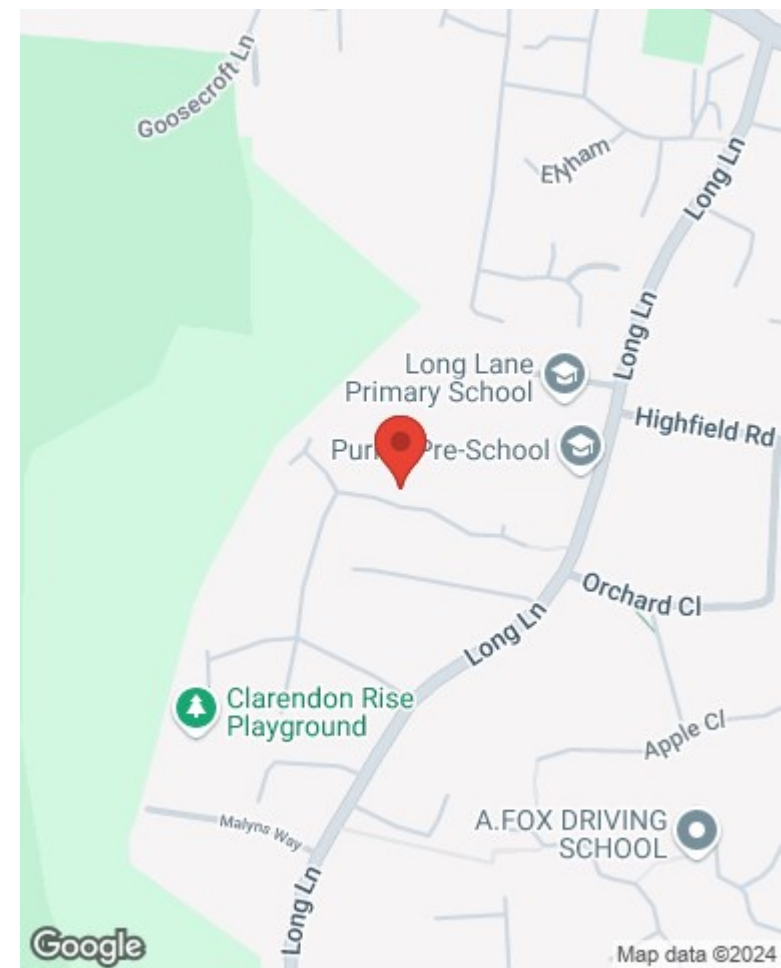


First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 87.4 sq. metres (940.5 sq. feet)

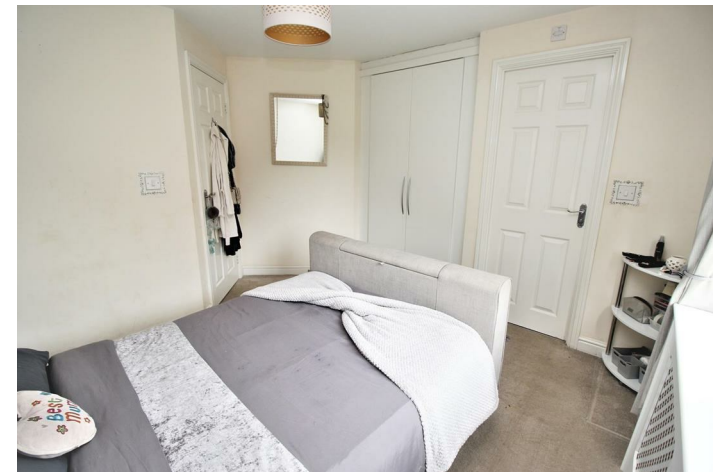


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	88

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

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

sansome  george
Residential Sales & Lettings