



10 Warbreck Drive, Tilehurst, Reading, Berkshire, RG31 6FE
£315,000 Freehold

sansome  george
Residential Sales & Lettings

- Modern Well Presented Mid Terrace Home
- Living Room
- Modern Bathroom
- Garage (In Nearby Row) & 2 Allocated Parking Spaces
- Gas Radiator Central Heating
- Two Double Bedrooms
- Modern Kitchen
- Landscaped Rear Garden
- Traffic Free Walk Way Position
- UPVC Double Glazing

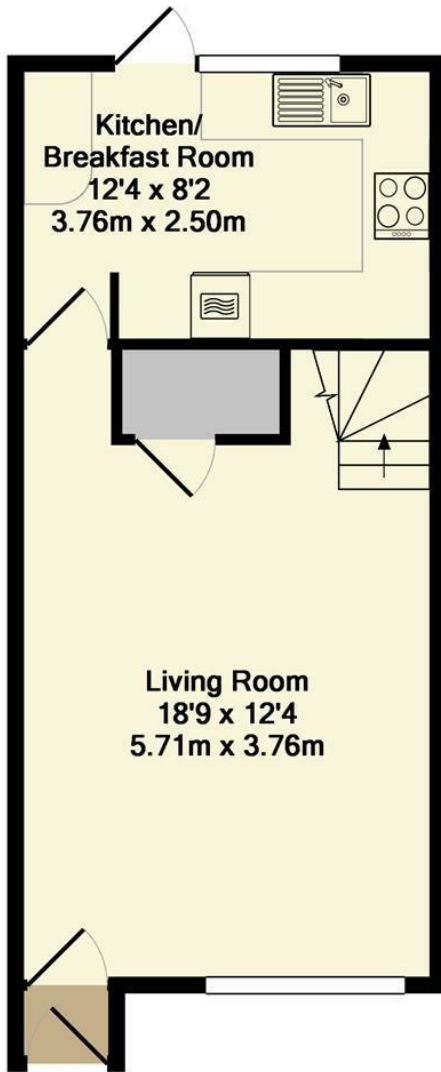
Situated in a 'traffic free walk way' in the popular 'Westwood Fields' area on the western fringes of Tilehurst, bordering Purley-on-Thames, this mid terrace home is within walking distance of Tilehurst Train Station (Reading Mainline, Paddington, Oxford), the River Thames and miles of open countryside in the neighboring village of Purley as well as being close to sought after Primary and Secondary Schools (to include Westwood Farm and Denefield), local Tesco Express and a regular Bus Service into Reading Town Centre.

Accommodation comprises of an entrance porch, 17" lounge/diner, modern fitted kitchen, two double bedrooms and a refitted three piece bathroom suite, gas radiator central heating and UPVC double glazed windows throughout.

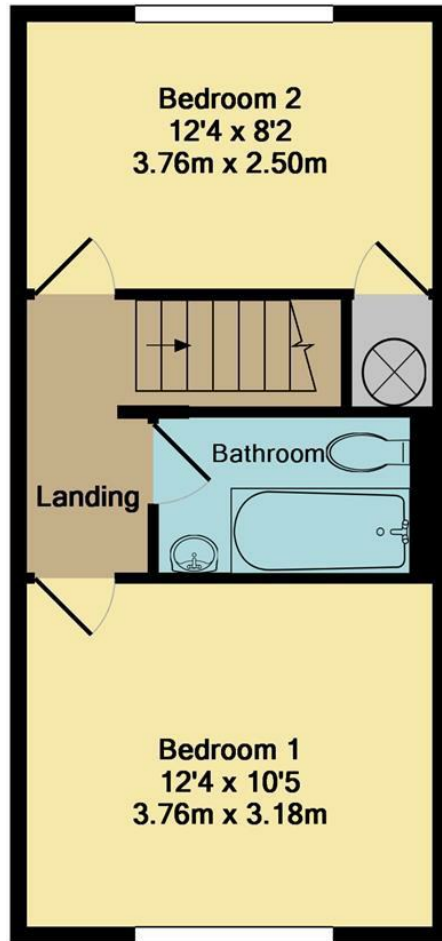
The exterior features a fully enclosed landscaped rear garden mainly laid to lawn, decking area, gated rear access, garage (which is positioned in a nearby row) and 2 allocated spaces .

To discuss this property in more detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents.

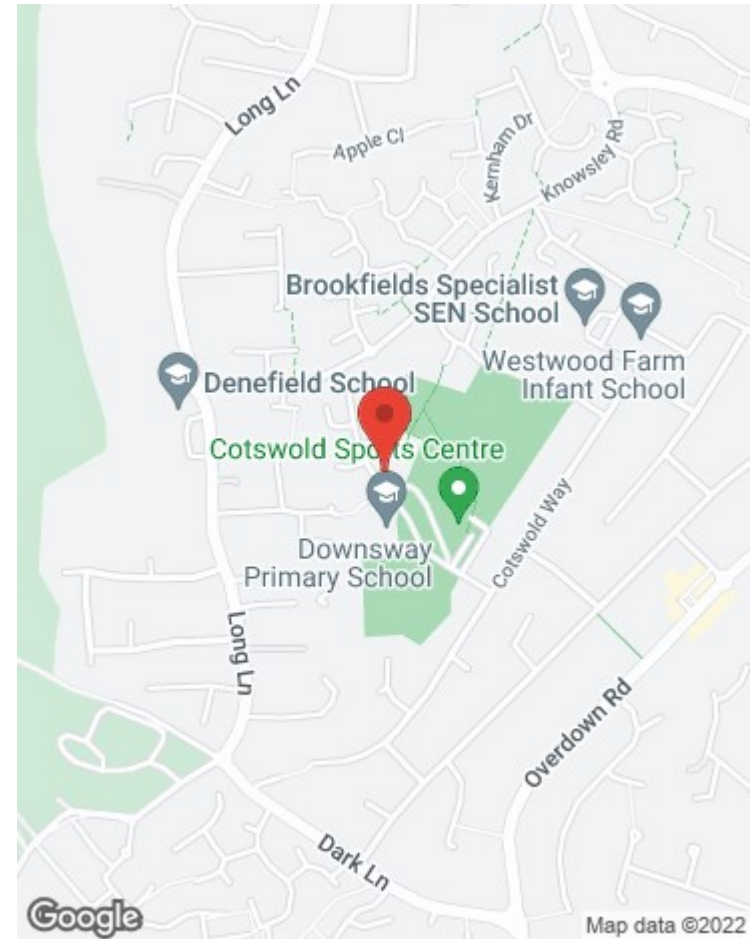




GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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			

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