



49 Bromley Walk, Tilehurst, Reading, Berkshire, RG30 4LR
Guide Price £350,000 Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom Mid Terrace
- Spacious Living Room
- Landscaped Rear Garden
- Close to Amenities
- UPVC Double Glazing

- Bathroom and Seperate Shower Room
- Rear Aspect Kitchen Diner
- Quiet Walk-Way Location
- Closed Chain
- Gas Central Heating

Presented to the market is this well maintained and extended three bedroom mid terrace home which is conveniently located close to a range of local amenities. These include nearby Moorlands or Meadow Park primary schools, convenience stores, regular bus services and a pleasant wooded copse. Tilehurst Village, The Meadway Shopping Precinct and Prospect Park are all within easy reach, while Reading Town Centre and the M4 motorway are approximately 3.5 miles away, making this an ideal location for commuters.

The home is approached via a lovely front garden. The accommodation comprises an entrance porch leading into the extended and airy living room through to the open plan kitchen-dining room, featuring UPVC French doors opening onto the rear garden and stairs rising to the first floor. The rear aspect kitchen features ample work surface space, gas hobs and plenty of storage.

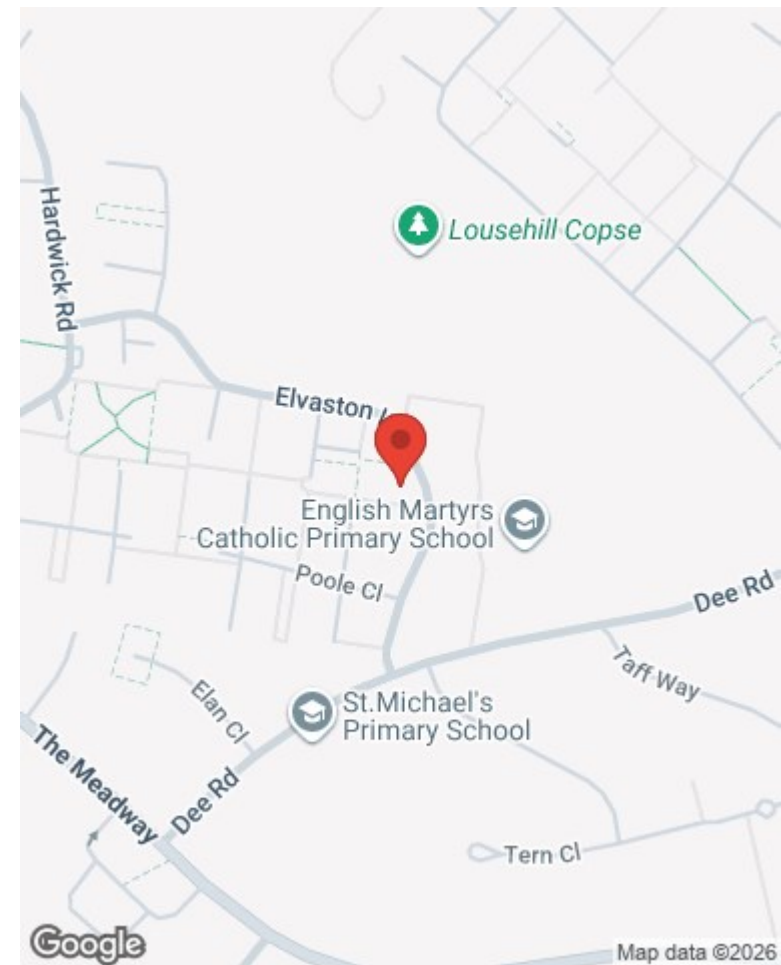
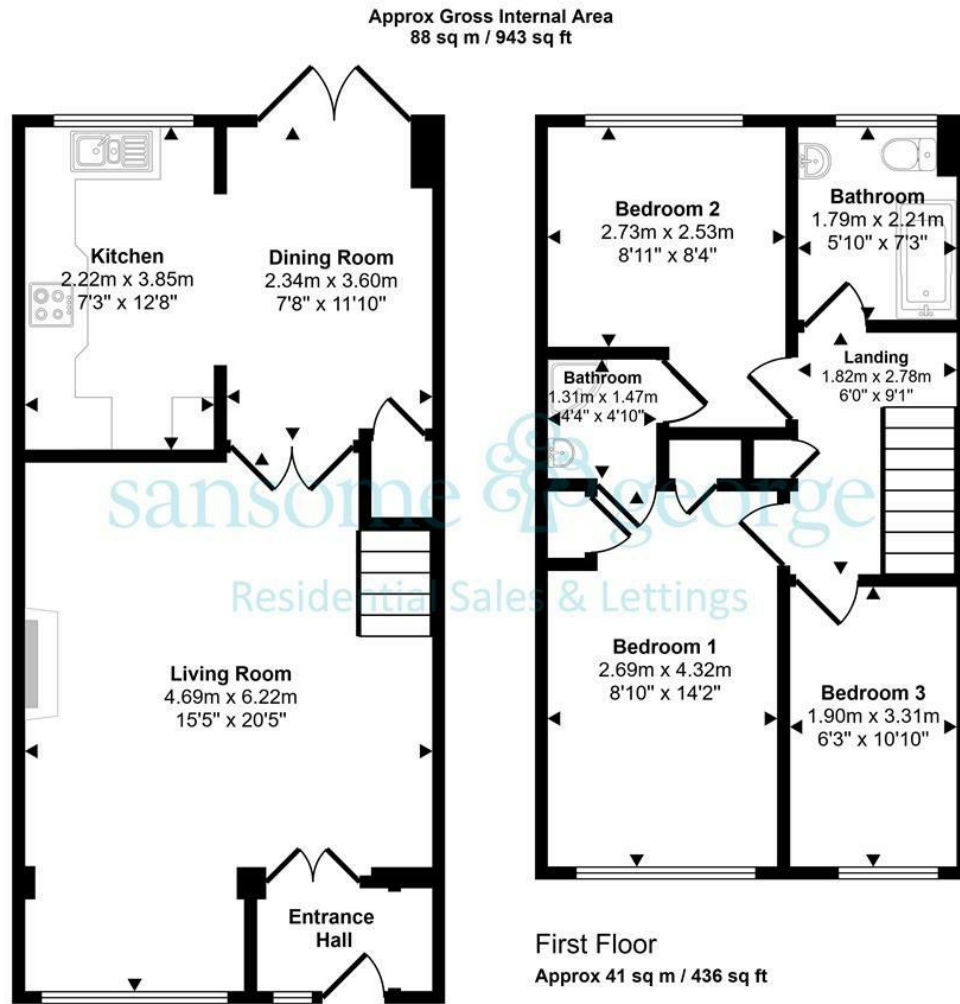
To the first floor are three well proportioned bedrooms, which are all serviced by a three-piece family bathroom. Bedrooms 1 and 2 also share a rare "jack and jill" en-suite shower room.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden, incorporating a paved patio area, large shed and gated rear access.

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

Reading Borough Council - Band C





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		71	81
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			

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.

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