



50 Meadow Way, Theale, Reading, RG7 4AX
Guide Price £340,000 Freehold

sansome  george
Residential Sales & Lettings

- No Onward Chain Complications
- Open Plan Living Accommodation
- Utility Room
- Enclosed Rear Garden
- Walking Distance To Theale Village Centre

- Three Bedroom Mid Terrace Home
- Modern Fitted Kitchen
- Modern Family Bathroom
- Garage In Nearby Block
- Easy Access To Theale Station & M4 J12

Offered to the market with the added advantage of no onward chain complications is this well presented three bedroom mid terrace home, ideally positioned within a short walk of all the amenities that Theale village has to offer, including a variety of shops, cafés, pubs and restaurants. The property enjoys a convenient location for everyday amenities. The bustling High Street is approximately 0.4 miles away, whilst Theale's mainline railway station, providing direct services to London Paddington, is approximately 0.5 miles from the property. The village's highly regarded primary school is also within easy reach, and Junction 12 of the M4 Motorway is a short drive away, making this an ideal location for commuters and families alike.

The accommodation comprises an entrance porch leading into an entrance hall with a convenient cloakroom, front aspect living room opening through to a spacious dining area, and a superb modern fitted kitchen. The kitchen is fitted with a range of eye and base level units complemented by ample work surface space. A utility room provides additional storage and practicality, with a door leading directly to the rear garden. To the first floor are three well proportioned bedrooms, all served by a modern three piece family bathroom with a shower over the bath. Externally, the rear garden is fully enclosed and benefits from gated rear access. The garden is mainly laid to lawn with a patio area, whilst further benefits include a garage located in a nearby block.

The property has undergone a comprehensive programme of refurbishment and improvement by the current owners, creating a stylish open plan living environment. Significant works include the installation of gas central heating, new laminate flooring throughout, and the redecoration of all walls and internal finishes. Extensive insulation has been added to both the front and rear elevations, significantly improving the property's energy efficiency. For further information or to arrange a viewing, please contact Sansome & George Tilehurst.

West Berkshire Council Tax Band C.

Purchaser Note

Please note that a small number of the marketing photographs have been digitally enhanced using artificial intelligence (AI) for presentation purposes. These edits are limited to minor cosmetic improvements, such as the removal of temporary items or visual distractions, and do not alter the property's layout, size, fixtures, fittings or permanent features. Prospective purchasers are encouraged to inspect the property in person to satisfy themselves as to its condition and specification.

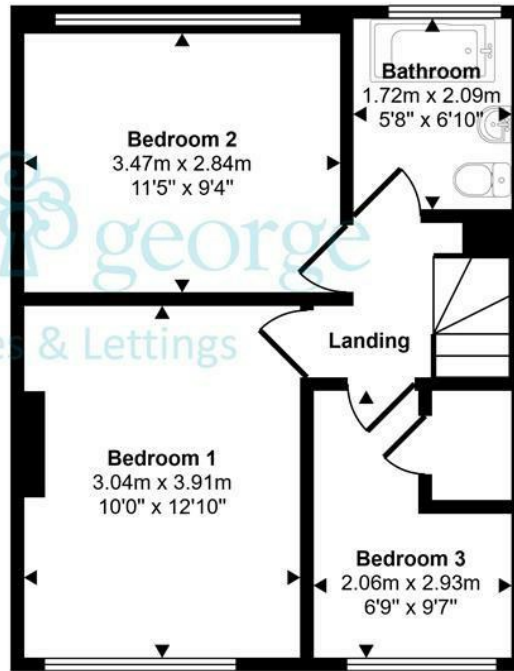


Approx Gross Internal Area
87 sq m / 933 sq ft



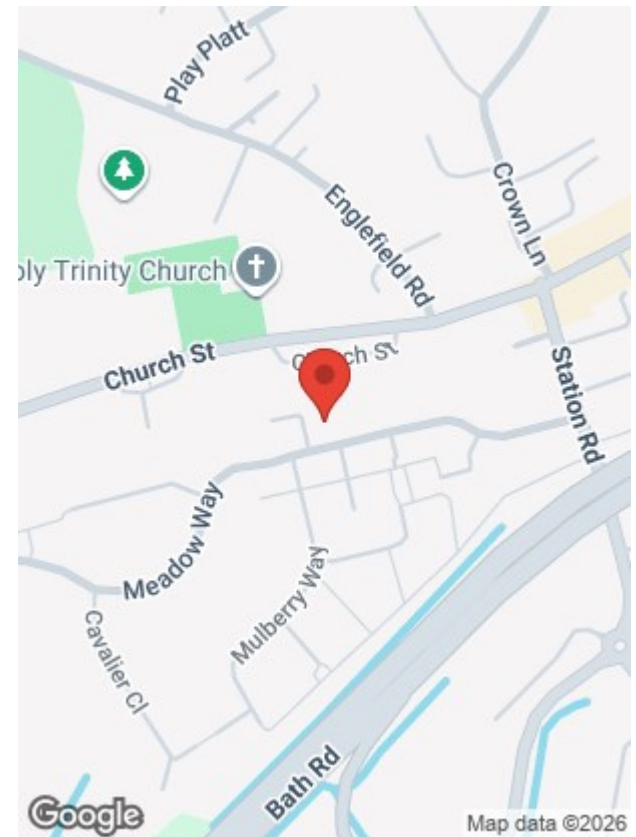
Ground Floor

Approx 49 sq m / 531 sq ft



First Floor

Approx 37 sq m / 402 sq ft



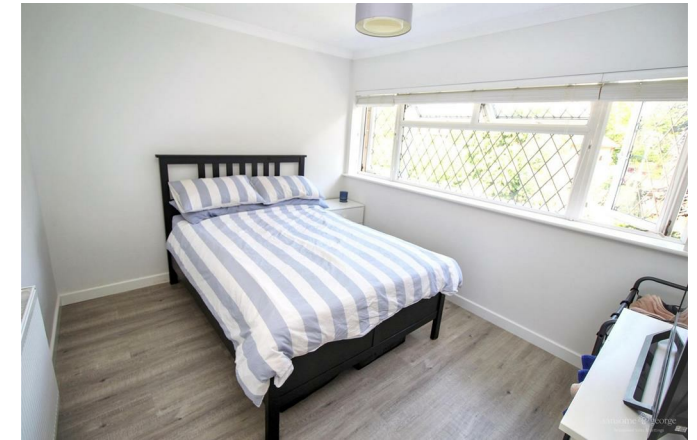
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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