

SANSOME &
GEORGE

Residential Sales & Lettings

www.sansome-george.com

White Lodge Close, Tilehurst, Reading, Berkshire. RG31 6YT



£319,950 Freehold

West & Central Reading

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Tilehurst & Purley

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Associated Offices at: Theale, Tadley, Bramley and Mortimer Mortgage Department: 0118 945 1600

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Sansome & George are pleased to market this three bedroom extended detached home located in a highly sought after cul de sac. Reputable schools, miles of open countryside, the River Thames, local shops and bus services are all positioned minutes away. Tilehurst train station and the Cotswold leisure complex are within walking distance. Features include a 28' lounge/diner, 10' family room/study, 17' kitchen/breakfast room with skylight windows, utility room, ground floor w.c, three good sized bedrooms and spacious family bathroom. The property also benefits from gas radiator central heating, UPVC double glazed windows, garage and driveway parking.

For any further information or to request an internal viewing please contact sole selling agents –

Tilehurst & Purley on Thames office on (0118) 942 0500.



Fitted Kitchen



Rear Garden

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

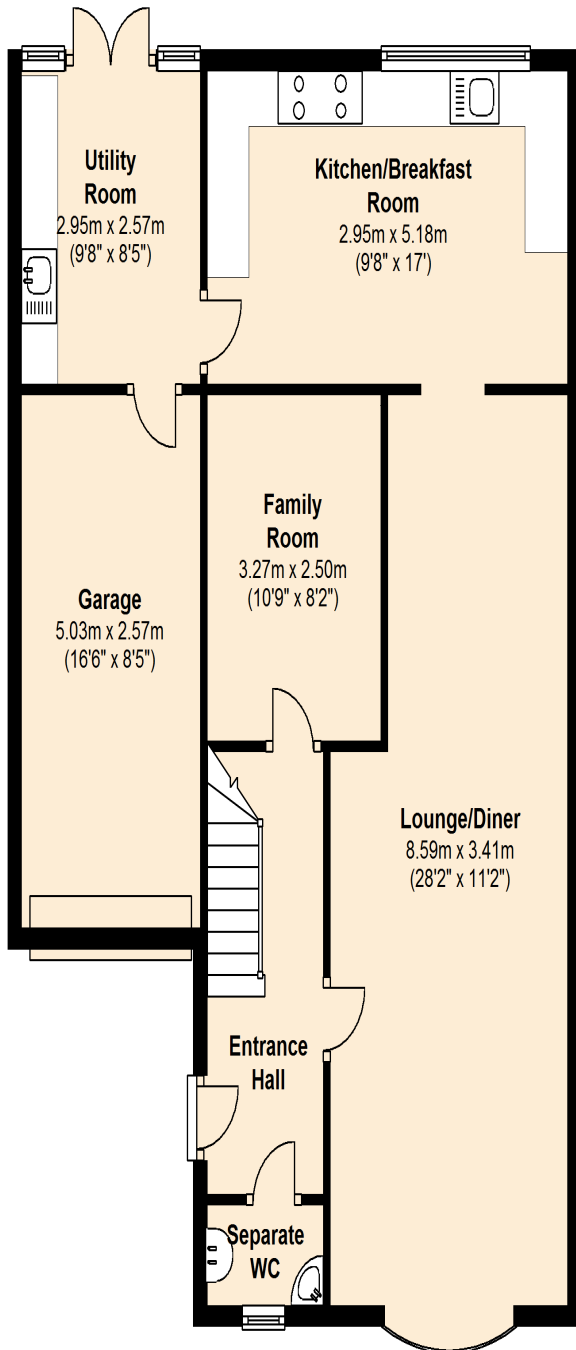
Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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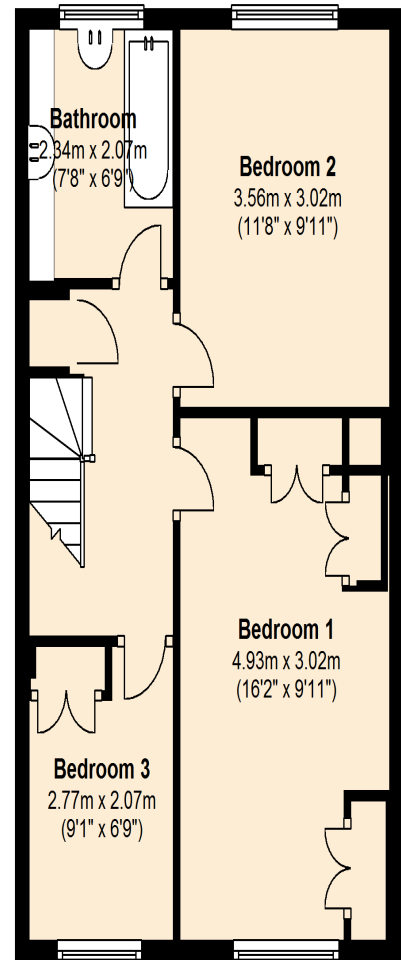
West Berkshire Council, Council Tax Band D (1490.87) 2010/2011

Floor Plan

Ground Floor



First Floor



Total area: approx. 122.6 sq. metres (1319.3 sq. feet)

PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.