

SANSOME & GEORGE

Residential Sales & Lettings

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Ashwood Close, Tilehurst, Reading, Berkshire, RG31 4EX



In our opinion, a well presented Three Bedroom Semi Detached located in a sought after cul-de-sac with open countryside, 'Turnhams Farm Park' and the desirable 'Little Heath' secondary School all minutes away. Boasting Ground Floor Cloakroom, 19' Lounge / Diner, three generous Bedrooms, a secluded Rear Garden, Integral Garage and block paved Driveway, this property is certain to gain early interest and therefore viewings are highly recommended.

Tilehurst & Purley-on-Thames Office (0118) 9420 500

£239,950

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

email: tilehurst@sansome-george.com

Lettings & Management

298 Oxford Road
Reading RG30 1AD

0118 939 1999

email: lettings@sansome-george.com

Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

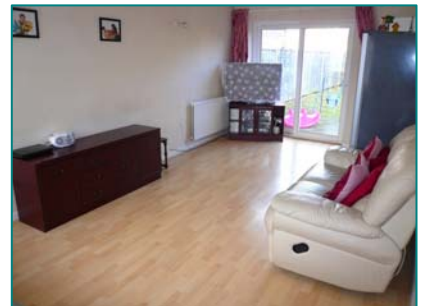
ENTRANCE HALL Side aspect UPVC double glazed front door with flanking window, stripped wood effect laminate flooring, radiator and doors to Lounge / Dining Room and:-

CLOAKROOM Side aspect UPVC double glazed frosted window, stripped wood effect laminate flooring, radiator. Matching suite comprising low level W/C and wall mounted wash hand basin.

LOUNGE / DINER (19'8" x 11'3" max. narrowing to 10'5") Front aspect UPVC double glazed window and rear aspect UPVC double glazed sliding patio door to Rear Garden, coved ceiling, two wall light points, stripped wood effect laminate flooring, two radiators, wall mounted thermostat control for central heating, TV and telephone points. Stairs to First Floor and door to:-



KITCHEN (12' max. narrowing to 9'7" x 9'1") Rear aspect UPVC double glazed window and UPVC double glazed courtesy door to Rear Garden, double radiator and access to under stairs storage area.. Fitted with a comprehensive range of matching base and eye level modern units with rolled edge work top surfaces and tiled inset surrounds, single bowl single drainer stainless steel inset sink unit with mixer tap, integrated stainless steel four ring gas hob with built in single electric over below and stainless steel filter hood over, plumbing for automatic washing machine and dishwasher. Wall mounted gas fired boiler serving central heating and domestic hot water.



STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with inset ceiling hatch providing access to Loft space. Radiator and built in airing cupboard housing factory lagged hot water cylinder. Doors to:-

BEDROOM 1 (12'4" x 9'6") Front aspect UPVC double glazed window, stripped wood effect laminate flooring, radiator and built in eaves storage cupboard.

BEDROOM 2 (10'3" x 9'9") Front aspect UPVC double glazed window, stripped wood effect laminate flooring, radiator and built in storage cupboard / wardrobe.

BEDROOM 3 (12'1" max. x 7'3") Rear aspect UPVC double glazed, stripped wood effect laminate flooring, radiator and built in storage cupboard / wardrobe.

BATHROOM Rear aspect UPVC double glazed frosted window, radiator. Matching three piece white suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash basin and panel enclosed bath.

OUTSIDE

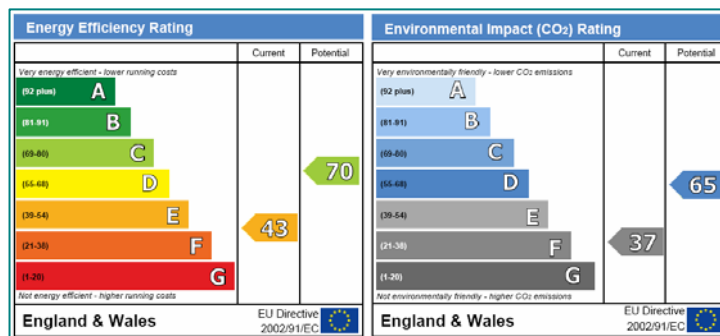
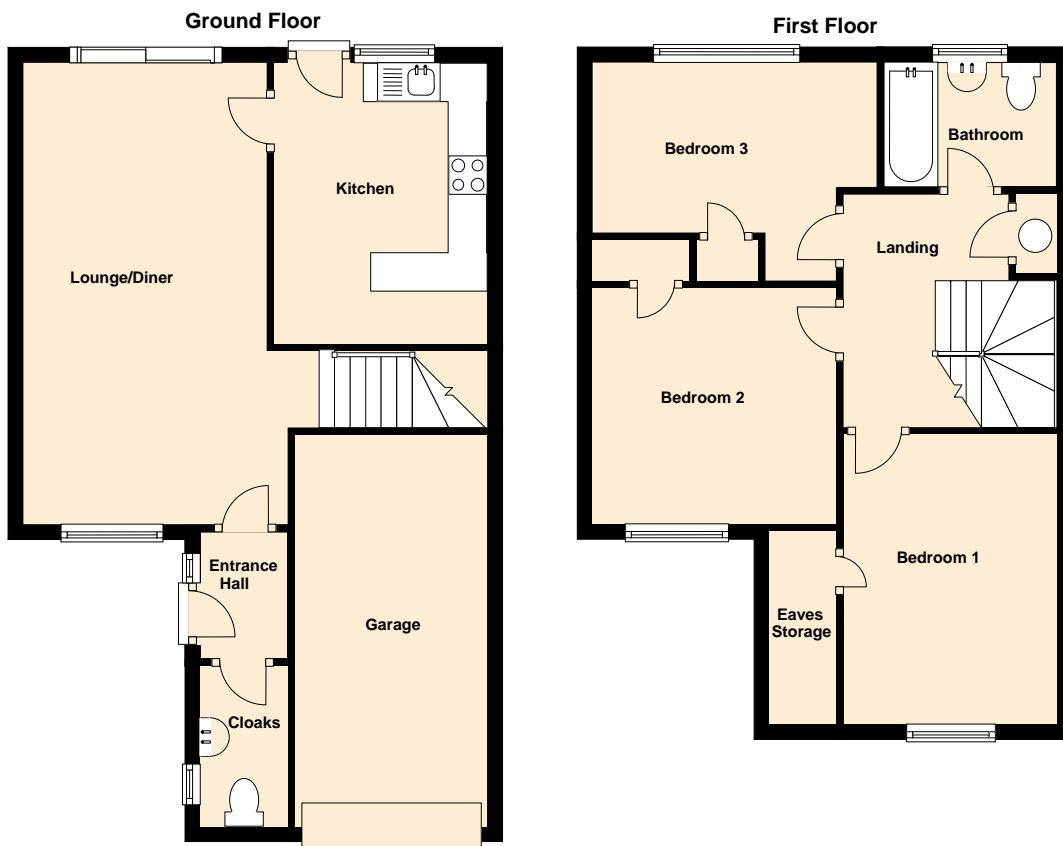
GARAGE

Single metal up and over door, light, power point and gas meter.

GARDENS

TO THE FRONT is an open plan block paved driveway providing parking for three cars, access to Garage and continues to Front Door. To the side a secure gate gives pedestrian access to Rear Garden.

TO THE REAR is a level Garden comprising paved patio area with light adjoining lawn, enclosed by wooden panel fencing.



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.