

SANSOME & GEORGE

Residential Sales & Lettings

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Warbreck Drive, Tilehurst, Reading, Berkshire, RG31 6FE



Occupying a larger than average secluded plot at the foot of a traffic free walkway is this highly desirable 'Wimpey' built End Town House. Complemented by UPVC double glazing and a Garage in a nearby row, accommodation includes Porch, 18' Lounge / Diner, 12' Kitchen, 2 'double' Bedrooms and three piece Bathroom. Bus Services, Sports Centre and Playing fields and 'Tesco's Express' are all within close proximity and Tilehurst Train Station is approximately 1 mile.

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£199,950

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

ENTRANCE PORCH UPVC double glazed Front door, wall mounted key pad for alarm. Door to:-

LOUNGE / DINER (18'9" x 12'4") Dual aspect room with front aspect UPVC double glazed window and side aspect high level UPVC double glazed windows, coved ceiling, double radiator and dado rail. Two wall light points with dimmer switch lighting control, TV and telephone points. Stairs to first floor with storage cupboard below and door to:-



KITCHEN (12'4" x 8'2") Rear aspect UPVC double glazed window and UPVC double glazed courtesy door to rear Garden, radiator and ceramic tiled floor. Fitted with a comprehensive range of matching base and high and low level units with ample rolled edge work top surfaces with tiled surrounds, integrated four ring gas hob with filter hood over and single electric oven below, single bowl single drainer stainless steel inset sink unit, 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. Dado rail and doors to:-



BEDROOM 1 (10'4" x 10'2") Front aspect UPVC double glazed window, coved ceiling, radiator and dimmer switch lighting control. Fitted with a full width range of wardrobes with matching high level storage cupboards and matching fitted dressing table.



BEDROOM 2 (9'2" x 8'2") Rear aspect UPVC double glazed window, coved ceiling, radiator and door to walk in storage cupboard with built in Airing Cupboard housing factory lagged hot water cylinder.

BATHROOM Side aspect UPVC double glazed frosted window, radiator and tile effect laminate floor. Matching three piece white suite with tiled surrounds comprising panel enclosed bath with electric shower over, low level W/C and wall mounted pedestal wash hand basin with electric shaver socket over.



OUTSIDE

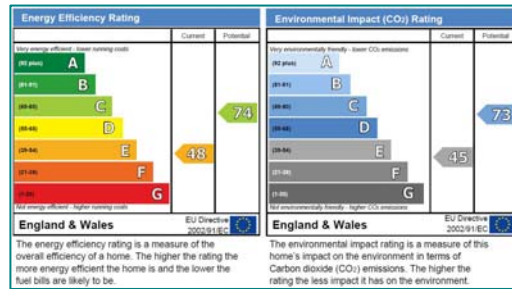
GARDENS **TO THE FRONT** lawn area with various flower and shrub borders, brick paved pathway to Front Door and continues to secure pedestrian side gate giving access to Rear Garden.

TO THE REAR is a small patio area leading to a lawned garden which has various flower and shrub borders, gated side access, metal garden shed, and exterior tap.

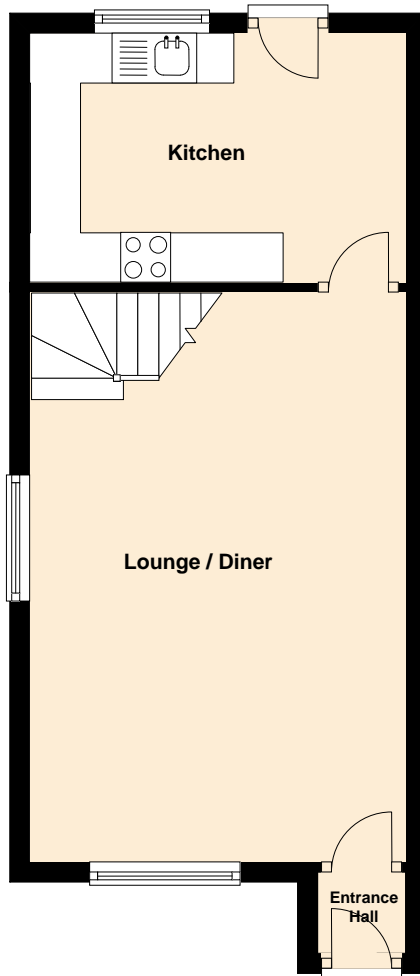


GARAGE

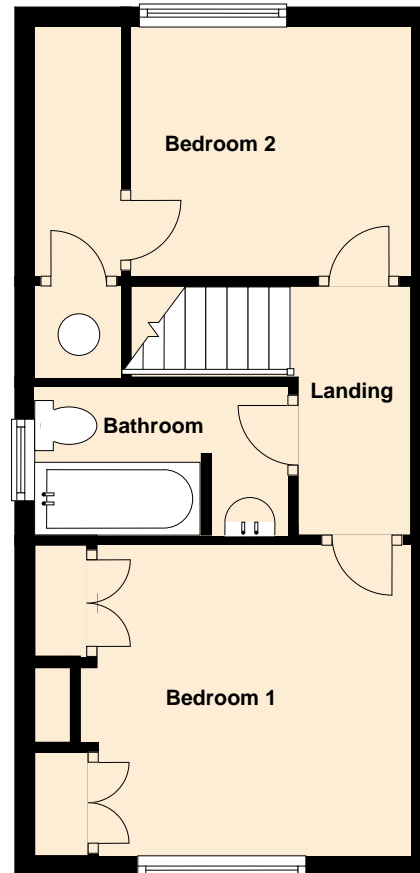
Single Garage with metal up and over door located in the parking area at the top of the walkway.



Ground Floor



First Floor



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.