

# SANSOME & GEORGE

Residential Sales & Lettings

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## Bromley Walk, Tilehurst, Reading, Berkshire, RG30 4LR



A popular End Town House conveniently located on a traffic free walkway with easy access to local shops and regular Bus Services into Tilehurst Village and Reading Town Centre. Boasting a wider than average low maintenance Rear Garden, a Garage in a row neighbouring the property, UPVC double glazing and gas fired central heating to radiators (n/t), this 2 'double' Bedroom property is offered to the market with the advantage of 'No Onward Chain' complications.

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

### £179,950

#### West & Central Reading

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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 UPVC double glazed frosted window, textured ceiling, double radiator and stripped wood effect laminate flooring. Stairs to First Floor and door to:-

**LOUNGE** (15'6" max. narrowing to 12'7" x 10'10" max.) Front aspect UPVC double glazed leaded light window, textured ceiling with smoke alarm, double radiator, three wall light points, stripped wood effect laminate flooring, under stairs cupboard, TV and telephone points and feature living flame coal effect gas fire. Double doors open to:-



**DINING AREA** (10'6" x 7'11") Rear aspect UPVC double glazed leaded light window and rear aspect UPVC double glazed frosted courtesy door to Rear Garden. Textured ceiling, double radiator, stripped wood effect laminate flooring, two wall lights and wall mounted thermostat control for central heating. Opens to:-



**KITCHEN** (10'6" x 7'3") Rear aspect UPVC double glazed leaded light window, textured ceiling and stripped wood effect laminate flooring. Fitted with a comprehensive range of base and eye level units with rolled edge work top surfaces and tiled inset surrounds, single bowl single drainer stainless steel sink unit with mixer tap, gas and electric cooker point with filter hood over, plumbing for automatic washing machine and appliance space for tall standing fridge/freezer..



**STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING** with radiator and textured ceiling with inset hatch providing access to Loft space. Doors to:-

**BEDROOM 1** (15'6" max. narrowing to 12'6" x 9' max.) Twin front aspect UPVC double glazed leaded light windows, textured ceiling, radiator, stripped wood effect laminate flooring, built in storage cupboard and additional fitted wardrobes with integral drawers.



**BEDROOM 2** (10'5" x 9'7") Rear aspect UPVC double glazed leaded window, textured ceiling, radiator, stripped wood laminate flooring, fitted wardrobes with integral drawers and built in airing cupboard housing factory lagged hot water cylinder and slatted shelving.



**BATHROOM** Rear aspect UPVC double glazed frosted leaded light window, textured ceiling and radiator. Three piece white suite with tiled surrounds comprising low level W/C with push button flush, wall mounted pedestal wash hand basin and panel enclosed bath with electric shower over and folding glass shower screen.



**OUTSIDE**

**GARDENS**

**TO THE FRONT** is a dwarf brick wall with wrought iron pedestrian gate leading path to Front door surrounded by paved and graveled areas. Secure wrought iron pedestrian gate gives access to Rear Garden.

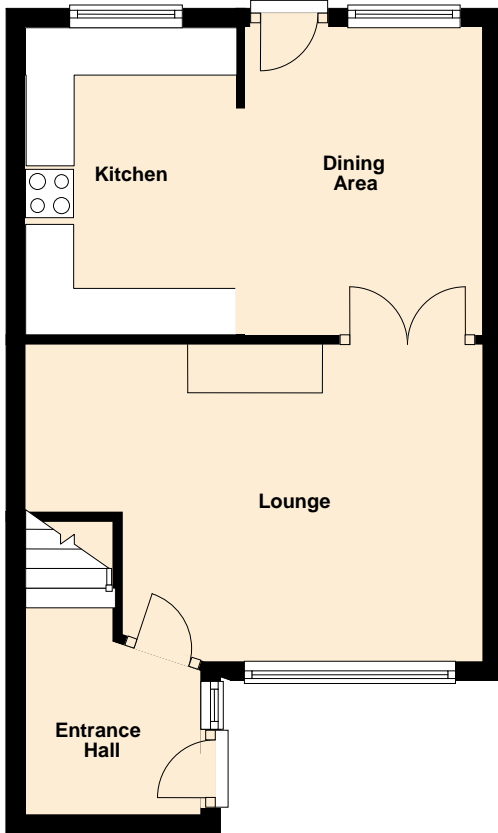
**TO THE REAR** is a fully paved and graveled garden measuring approximately 35' in depth by 22' in width with flower and shrub borders, rear and side pedestrian access gates, outside light and tap.



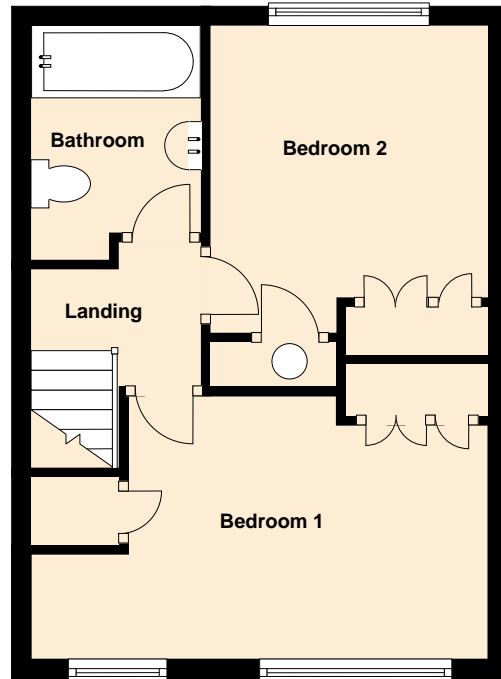
**GARAGE**

Single Garage located in the neighboring row. One allocated parking space to the front.

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	60	71	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	

**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.