

# SANSOME & GEORGE

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## Talbot Way, Tilehurst, Reading, Berkshire, RG31 6FY



A two bedroom Wimpy built end town house positioned on the sought after Westwood Fields development, bordering Purley on Thames. The property is within walking distance of the River Thames, Tilehurst train station, reputable schools, shops and bus services. Offering gas radiator central heating, UPVC double glazed windows modern kitchen and enclosed rear garden with parking to the rear. Please contact Tilehurst & Purley on Thames office (0118) 9420 500 if you wish to view this property.

**£194,950**

### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

**0118 958 3333**

email: [reading@sansome-george.com](mailto:reading@sansome-george.com)

### Tilehurst & Purley

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Tilehurst RG31 6FA

**0118 942 0500**

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### Lettings & Management

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

# Talbot Way, Tilehurst, Reading

**ENTRANCE HALL** Front Door and front aspect UPVC double glazed frosted window, textured ceiling, radiator, built in cupboard housing electric meter. Stairs to First Floor Landing with storage cupboard below, door to Living Room and opening to:-



**KITCHEN** (11'1" x 5'9") Front and side aspect UPVC double glazed windows, textured ceiling, radiator, tiled floor. Re-fitted with a comprehensive range of matching base and eye level units with rolled edge work top surfaces with tiled surrounds, one and a quarter bowl single drainer stainless steel inset sink unit with mixer tap, integrated four ring gas hob with integrated electric oven below, plumbing for automatic washing machine, appliance space for tall standing 'fridge / freezer and appliance space for tumble dryer.



**LIVING ROOM** (13'6" x 11'8") Rear aspect UPVC double glazed window and rear aspect UPVC double glazed courtesy door to Rear Garden, single and double radiators, dimmer switch lighting control, TV point and telephone point.



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

**BEDROOM 1** (11'8" x 8'9") Rear aspect UPVC double glazed window, textured ceiling, radiator, dimmer switch lighting control, TV point and telephone point.



**BEDROOM 2** (9'2" x 8'6") Twin front aspect UPVC double glazed window, textured ceiling, radiator, built in double wardrobe and built in airing cupboard housing factory lagged hot water cylinder and slatted shelving.

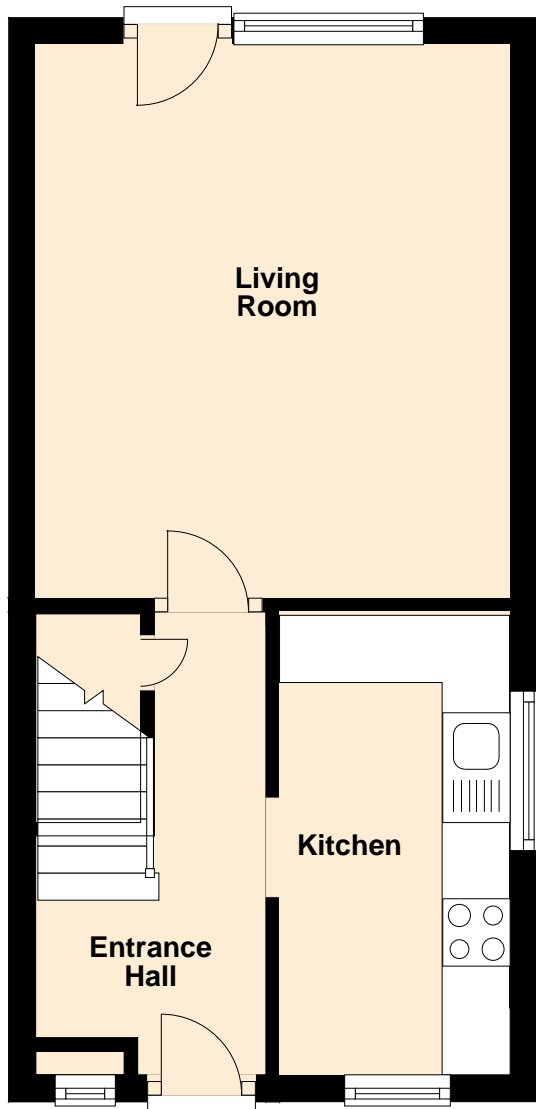
**BATHROOM** Side aspect UPVC double glazed frosted window, textured ceiling, radiator. Re-fitted three piece white suite with tiled surrounds comprising low level W/C with push button flush, wall mounted pedestal wash basin and panel enclosed bath with glazed screen and power shower over.

**GARDENS** **TO THE FRONT** is an open plan area extending to the side of the property, laid to lawn with established shrub beds. Path leads to Covered Porch to Front Door.

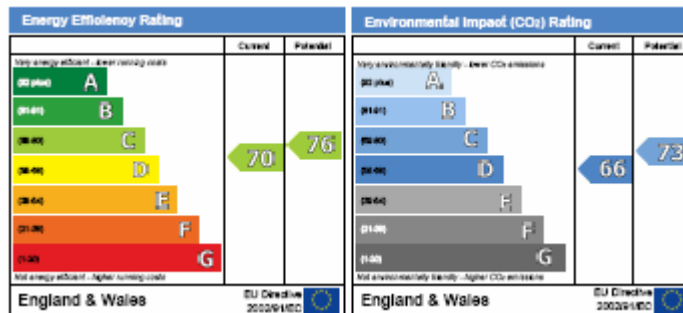
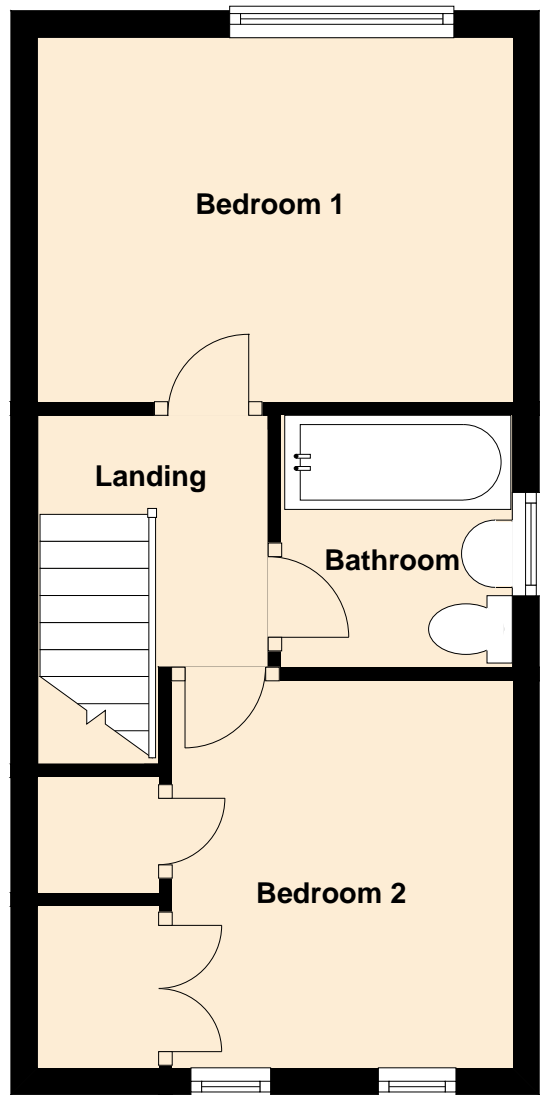
**TO THE REAR** is a Garden measuring approximately 35' x 20' enclosed by wooden panel fencing with secure access gate. Paved patio area adjoins lawn with flower and shrub beds, patio continues to the timber built storage shed.



## 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 (eg 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 (eg carpets, curtains, etc) will be included in the sale.