

# SANSOME & GEORGE

Residential Sales & Lettings

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



Located within minutes walk of Cotswold Sports Centre, Playing Fields, 'Tesco's Express' and a regular Bus service into Tilehurst Village and Reading Town Centre is this sought after purpose built first Floor Maisonette on the ever popular 'Westwood Fields' Development. Having been recently re-decorated throughout and in our opinion, presented in superb order, the property boasts a re-fitted Kitchen, UPVC double glazing, gas fired central heating to radiators (n/t) and Off-Road parking. An early viewing is strongly advised. Tilehurst & Purley-on-Thames Office (0118) 9420 500

### £139,950

#### West & Central Reading

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

**APPROACH** Covered Porch with quarried tiled floor and storage cupboard. UPVC double glazed Front Door to:-

**ENTRANCE HALL** Strip wood effect laminate flooring and stairs lead up to:-

**LANDING** Stripped wood effect laminate flooring, inset ceiling hatch provides access to Loft space. Doors to Bedroom, Bathroom and:-

**LIVING ROOM** (17'2" max. narrowing to 11'11" x 11'10") Front aspect UPVC double glazed window, coved ceiling with inset low voltage spot lighting, double radiator, TV and telephone points, built in storage cupboard, wall mounted thermostat control and arch opens to:-



**KITCHEN** (13'x 5'9") Rear aspect UPVC double glazed window, coved ceiling, fitted with a comprehensive range of matching base and eye level units with ample rolled edge work top surfaces with tiled surrounds, integrated four ring gas hob with extractor hood over and built in single electric oven below, single bowl single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, and appliance space for fridge / freezer, and additional appliance space for tumble dryer. Wall mounted gas fired boiler serving central heating and domestic hot water.



**BEDROOM** (11'4"x 9'4") Rear aspect UPVC double glazed window, coved ceiling, radiator, stripped wood effect laminate flooring and built in airing cupboard housing factory lagged hot water cylinder and slatted shelving.



**BATHROOM** Textured ceiling with inset extractor fan, double radiator, ceramic tiled floor. Matching three piece suite with tiled surrounds comprising panel enclosed bath with electric shower over, wall mounted pedestal wash hand basin and low level W/C.



**OUTSIDE**

**PARKING** Parking area to the front of the property.

