

# SANSOME & GEORGE

Residential Sales & Lettings

[www.sansome-george.com](http://www.sansome-george.com)

## Huscarle Way, Tilehurst, Reading, Berkshire, RG30 6GE



A highly desirable 'Wimpey' built 'Starter Home' located in a popular cul-de-sac within walking distance of regular Bus routes into Reading Town Centre and Tilehurst Village and Tilehurst Train Station with links to London Paddington. Boasting a private adjoining landscaped Garden backing onto a wooded copse this ideal First Time, Investment or Retirement Purchase is complemented further by allocated Parking.

Early interest in this property is anticipated so an early viewing comes highly recommended.

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

### £164,950

#### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

0118 958 3333

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

#### Tilehurst & Purley

1 The Parade, Knowsley Road  
Tilehurst RG31 6FA

0118 942 0500

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

#### Lettings & Management

298 Oxford Road  
Reading RG30 1AD

0118 939 1999

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

**ENTRANCE HALL** Hardwood front door, fitted cupboard housing electric meter, textured ceiling, and arch opens to:-

**LOUNGE** (12'1" x 12') Side aspect UPVC double glazed French doors to Rear Garden, textured ceiling, stripped wood effect laminate flooring, TV point, telephone point, stairs to First Floor and arch opens to:-

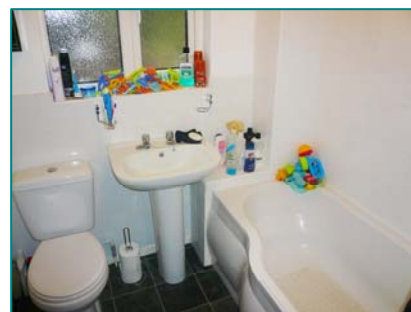
**KITCHEN** (12' x 5'6") Side aspect UPVC double glazed window, slate effect laminate tiled flooring, fitted with a comprehensive range of matching base and eye level units with rolled edge work top surfaces and tiled surrounds, single bowl single drainer stainless steel inset sink with mixer tap, integrated four ring electric hob with filter hood over and integrated electric oven below, plumbing for automatic washing machine and appliance space for tall standing 'fridge / freezer.



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

**BEDROOM 1** (11'4" x 8'9") Side aspect UPVC double glazed window, textured ceiling and built in double wardrobe.

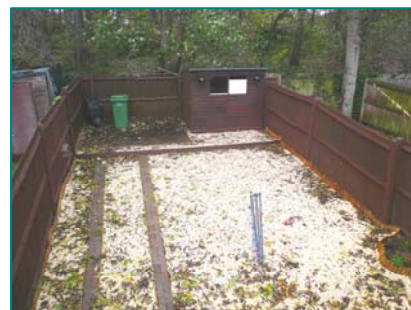
**BATHROOM** Side aspect UPVC double glazed frosted window, textured ceiling, recently re-fitted white three piece suite with tiled surrounds comprising of low level W/C with push button flush, wall mounted pedestal wash hand basin and panel enclosed shower bath with Triton electric shower over.



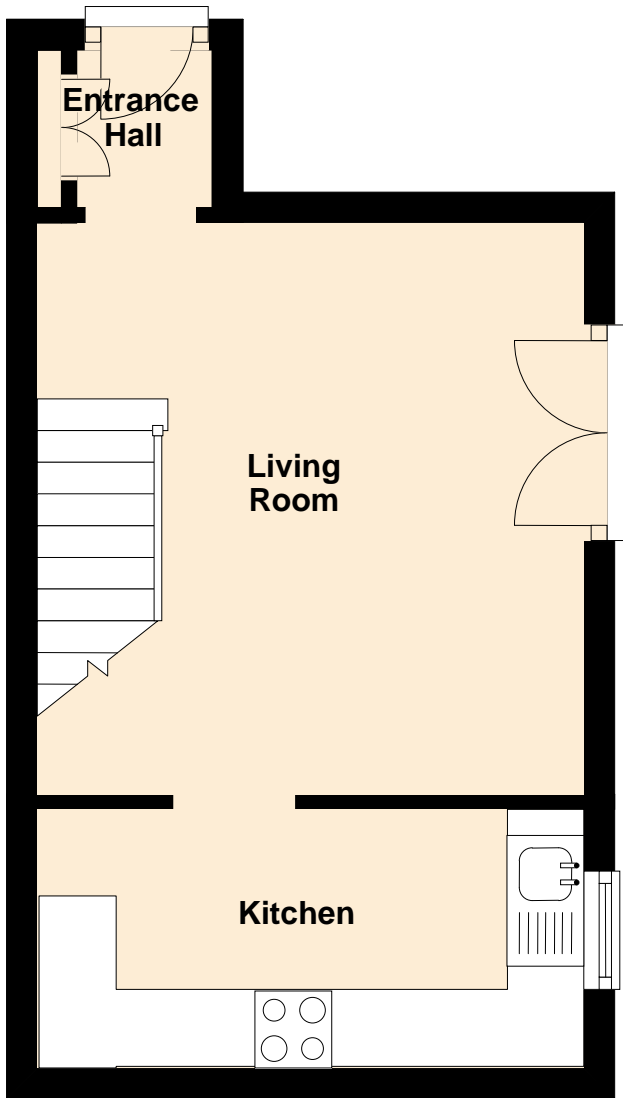
**PARKING** Allocated parking for one car. Ample visitor parking.

**GARDENS** **TO THE REAR** is a patio area with steps up to gravel area and deck with timber built storage shed enclosed by wood panel fencing. Pedestrian gate gives access to the Front.

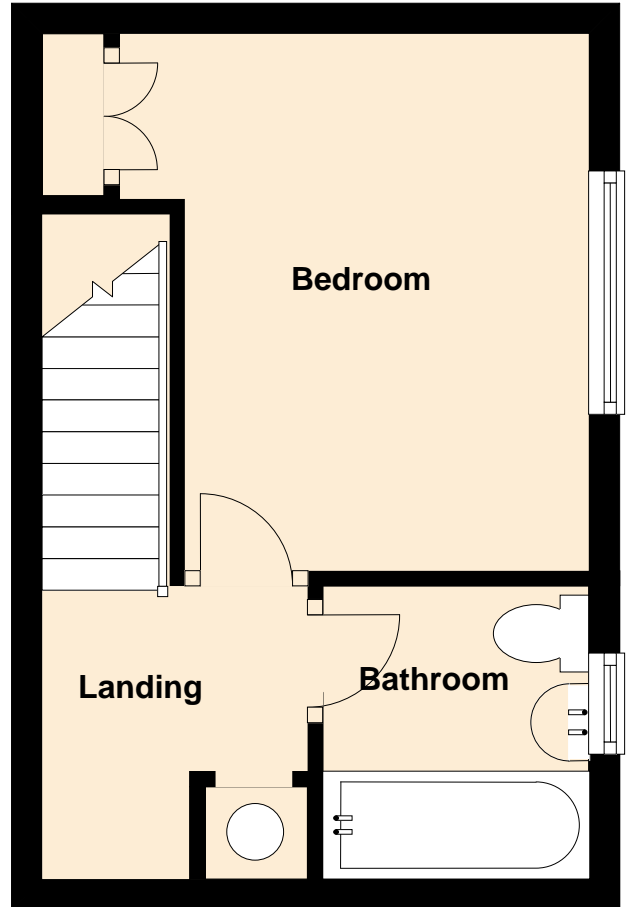
**TO THE FRONT** is an open plan frontage with concrete path to Front Door and continues to secure gate giving access to Rear Garden.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E	44	44	(39-54)	E	59	59
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
<p>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 are likely to be.</p>				<p>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.</p>			

### 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.