

SANSOME & GEORGE

Residential Sales & Lettings

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Westridge Avenue, Purley-on-Thames, Berkshire, RG8 8DE



A Three Bedroom Detached Home located in a sought after elevated cul-de-sac on the western fringes of Reading. Reputable Primary & Secondary Schools, regular Bus Services and Tilehurst Train Station are located minutes away. Accommodation includes a 19' Living Room, 18' Kitchen / Diner, 10' Utility, a versatile Study / Dining Room, Cloakroom and a re-fitted Bathroom. Complemented by magnificent scenic views to the rear across the Chiltern Hill and Mapledurham, internal viewings are highly recommended.

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

Guide Price £335,000

West & Central Reading

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Reading RG30 1AD

0118 958 3333

email: 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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Reading RG30 1AD

0118 939 1999

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

LOBBY Side aspect UPVC double glazed frosted door, front aspect UPVC double glazed window and doors to Entrance Hall and:-

CLOAKROOM Side aspect UPVC double glazed frosted window, low level WC, wash hand basin with vanity beneath, half tiled walls, low voltage down lighters.

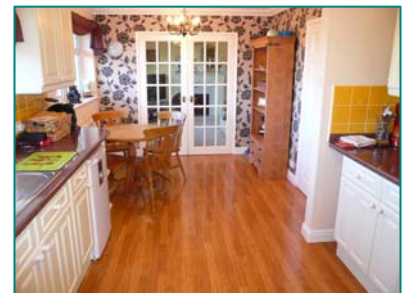
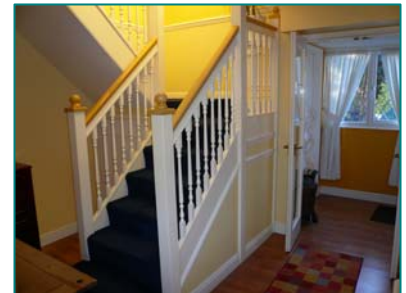
ENTRANCE HALL Coved ceiling, double radiator, laminate flooring, wall mounted thermostat control for central heating. Staircase to First Floor with storage cupboard below and doors to Kitchen/Diner and:-

STUDY/DINING ROOM (9'9" x 8'8") Front aspect UPVC double glazed window, coved ceiling, radiator and telephone point.

KITCHEN / DINER (18'1" x 10'11") Two rear aspect UPVC double glazed windows, coved ceiling, radiator, stripped wood effect laminate floor. One and a quarter bowl single drainer stainless steel sink unit with cupboards below, a further range of high and low level modern units with integral wine rack and glazed display cabinet, concealed under unit lighting, rolled edge work top surfaces (incorporating breakfast bar) with tiled surrounds, built in four ring gas hob with integrated electric oven below and filter hood over, appliance space for fridge. Double doors to Living Room and door to:-

UTILITY ROOM (9'4" x 7'9") Rear aspect UPVC double glazed window and UPVC double glazed courtesy door to rear Garden, radiator, tiled floor. Single bowl single drainer stainless steel sink unit with cupboard below, a further range of high and low level matching units with rolled edge work top surfaces and tiled surrounds, plumbing for automatic washing machine and appliance space for tumble dryer. Wall mounted gas fired boiler serving central heating and domestic hot water. Courtesy door to Garage.

LIVING ROOM (19'4" x 10') Front aspect UPVC double glazed window and rear aspect UPVC double glazed sliding patio doors leading to rear garden, coved ceiling, radiator, dimmer switch, TV and telephone points, feature coal effect living flame gas fire with sand stone surround and marble effect hearth.



STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with UPVC double glazed window to front aspect and doors to:-

BEDROOM 1 (13'7" x 10'2") Rear aspect UPVC double glazed window, radiator, access to Loft space, range of fitted wardrobes with matching dressing table.

BEDROOM 2 (9'6" x 8'3") UPVC double glazed side aspect window, radiator, built in triple wardrobes with sliding mirror doors.

BEDROOM 3 (9'5" x 9'2") Rear aspect UPVC double glazed window, radiator, built in double wardrobe with sliding mirrored doors and built in airing cupboard housing factory lagged hot water cylinder.

BATHROOM Front aspect UPVC double glazed frosted window, chromed heated towel rail, fully tiled walls and floor and inset low voltage down lights. Recently re-fitted white suite comprising panel enclosed bath with shower over, wall mounted pedestal wash hand basin and low level W/C.



OUTSIDE

GARAGE Metal up and over door with light and power, courtesy door to Utility Room.

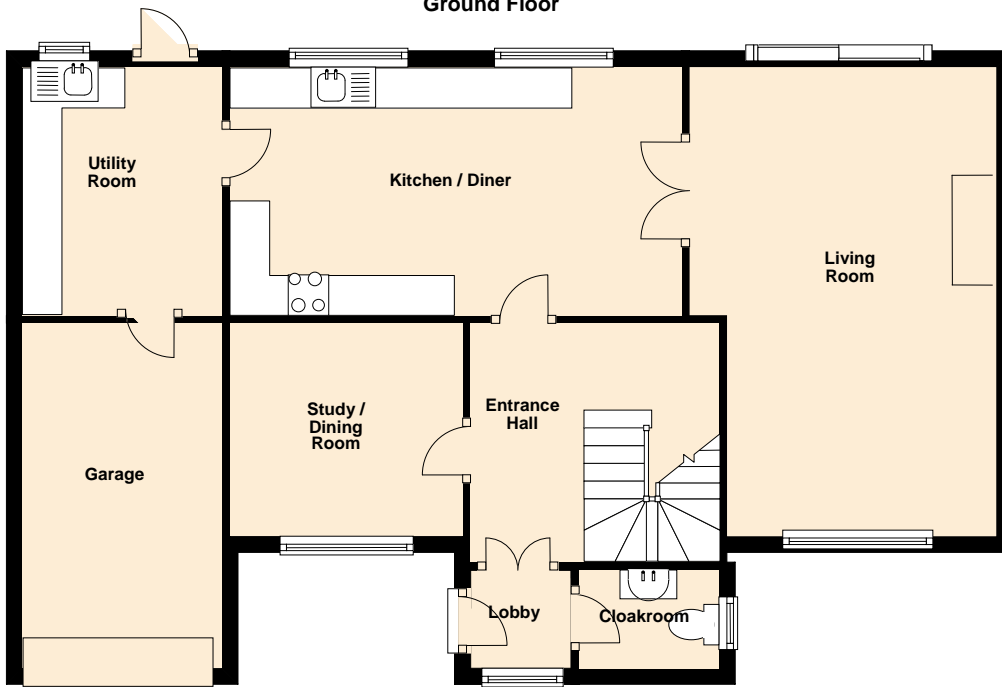
GARDENS **TO THE FRONT** Block paved driveway leading to Garage, two timber sheds, split level landscaped area with steps leading to side access.

TO THE REAR Low maintenance split level paved garden which is fully enclosed by timber fencing, exterior light and tap, mature shrubs, gated side access.

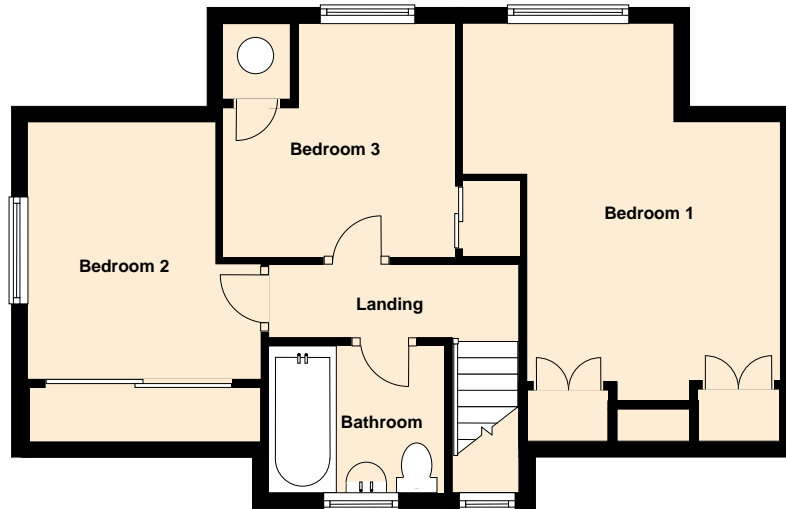


Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E	45	53	(39-54)	E	40	46
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



PURCHASERS 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.