

# SANSOME & GEORGE

Residential Sales & Lettings

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## Westcote Road, Reading, Berkshire, RG30 2DL



Situated within a prestigious tree lined road to the west of Reading, this rarely available four Bedroom detached property is conveniently positioned within walking distance to local schools, public transport routes and shopping facilities. With Reading town centre within easy driving distance, further internal accommodation comprises of bay fronted Lounge, separate Dining room, 16' bay fronted Family room, Kitchen, Cloakroom, Utility room and five piece family Bathroom with separate WC. Complemented further by extensive off road parking, private rear Garden, double length Garage, UPVC double glazed windows and Gas radiator central heating, internal inspections are advised to appreciate this individual property. Please call West and Central Reading on (0118) 958 3333.

### £399,950

#### 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

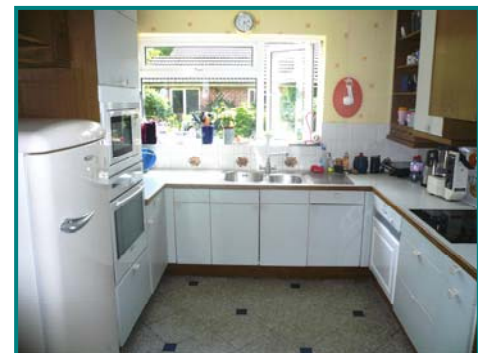
298 Oxford Road  
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0118 939 1999

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

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

APPROACH	Concrete driveway leads to covered door.
ENTRANCE HALL	Front aspect UPVC double glazed door with inset frosted panels, coved and textured ceiling, double radiator.
CLOAKROOM	Side aspect UPVC double glazed frosted window, wall mounted pedestal wash hand basin with tiled splash backs, low level WC, coved and textured ceiling, radiator.
LOUNGE	(14'0" x 13'5") Front aspect UPVC double glazed box bay window, coved and textured ceiling, double radiator, TV point.
FAMILY ROOM	(16'2" x 8'0") Front aspect UPVC double glazed bay window, side aspect UPVC double glazed window, coved and textured ceiling, radiator, telephone point.
DINING ROOM	(14'0" x 11'0") Rear aspect UPVC double glazed patio doors, coved and textured ceiling, double radiator.
KITCHEN	(14'0" x 9'4") Rear aspect UPVC double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, integrated electric oven and four ring electric hob, space for fridge, plumbing for dishwasher, double radiator.
INNER HALLWAY	Side aspect UPVC double glazed window.
UTILITY	(7'11" x 7'2") Rear aspect UPVC double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset Victorian style sink, plumbing for washing machine, space for tumble dryer, coved and textured ceiling, part tiled walls.
<b>STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING</b>	with front aspect UPVC double glazed window, coved and textured ceiling, inset hatch providing access to Loft space, built in storage cupboard housing hot water cylinder.
BEDROOM 1	(14'2" x 11'3") Front aspect UPVC double glazed window, coved and textured ceiling, radiator, two built in double wardrobes.

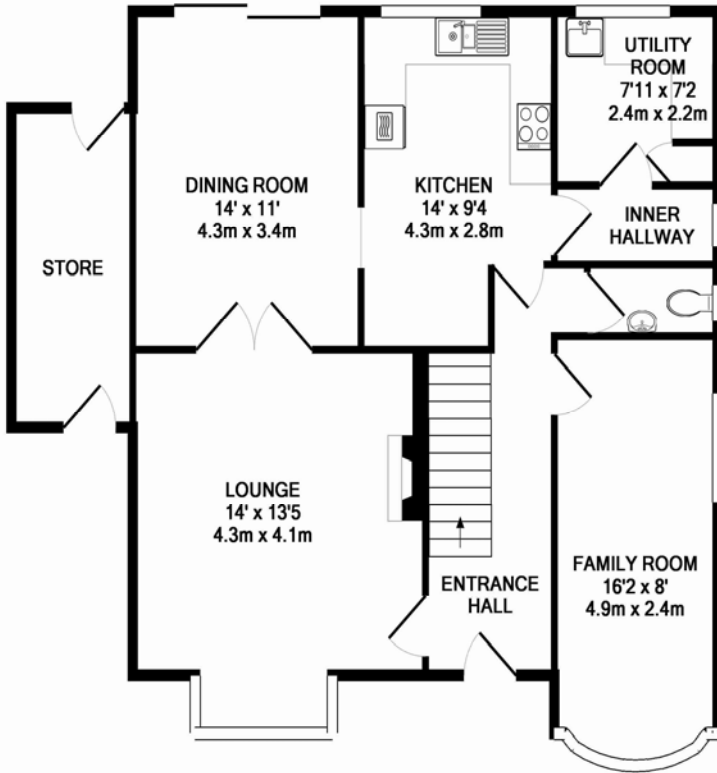


- BEDROOM 2** (14'0" x 10'11") Rear aspect UPVC double glazed window, coved and textured ceiling, radiator, built in storage cupboard.
- BEDROOM 3** (13'6" x 8'0") Front aspect UPVC double glazed window and front aspect UPVC double glazed door leading to Balcony, coved and textured ceiling, radiator.
- BEDROOM 4** (9'6" x 8'0") Rear aspect UPVC double glazed window, coved and textured ceiling, radiator.
- BATHROOM** Rear aspect UPVC double glazed frosted window. Fitted five piece white suite comprising panel enclosed bath with shower attachment over, shower cubicle, wall mounted pedestal wash hand basin, low level WC, bidet, wall mounted chrome heated towel rail, textured ceiling, radiator, fully tiled walls.
- SEPARATE WC** Side aspect UPVC double glazed frosted window, wall mounted pedestal wash hand basin, low level WC, coved and textured ceiling, radiator.
- GARAGE** Double length with metal up and over door and power.
- GARDEN** **TO THE FRONT:** - Concrete driveway with off road parking for several vehicles, raised brick enclosed flowerbeds with various plants, shrubs and trees.
- TO THE REAR:-** Mainly laid to lawn with various plants and shrubs in borders, patio area with stepping stones leading to Garage, external tap, all fully enclosed by wooden panel fencing, side access double wooden gates, off road parking for several vehicles.

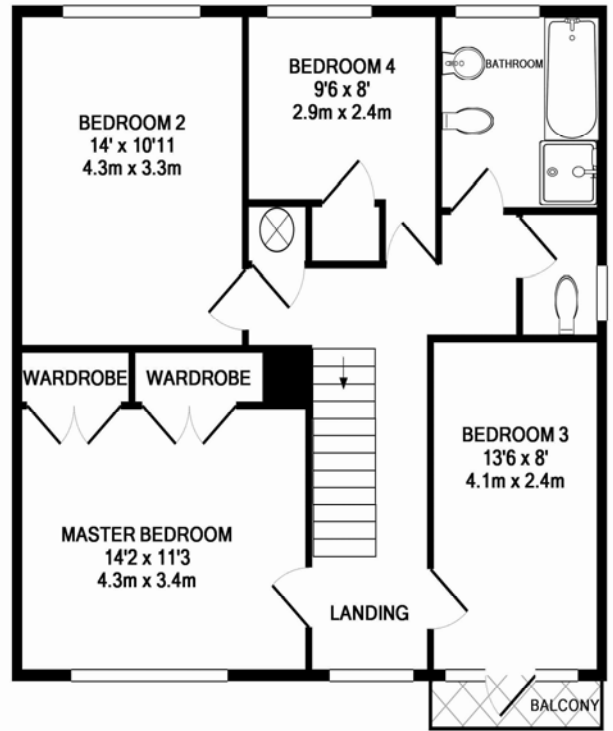


#### PURCHASER'S NOTE

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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 881 SQ.FT.  
(81.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 763 SQ.FT.  
(70.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1644 SQ.FT. (152.7 SQ.M.)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>69</b>
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>37</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	