

SANSOME & GEORGE

Residential Sales & Lettings

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6 Clairmore Gardens, Tilehurst, Reading, Berkshire, RG31 6YD



Located in a 'sub' cul-de-sac bordering Tilehurst & Purley, within walking distance of Tilehurst Train Station, regular bus services, the River Thames and miles of open countryside, this well appointed Executive Detached property boasts a high spec re-fitted Kitchen / Breakfast Room as well as three further Reception Rooms of a spacious Hall. The first floor enjoys four 'double' Bedrooms with re-fitted En-suite to Master with Dressing Area and a second En-suite Shower to Bedroom 2. Complemented by a detached Double Garage, Block Paved Driveway and Front & Rear Gardens, this attractive home must be seen to be truly appreciated.

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£440,000

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ENTRANCE HALL UPVC double glazed front door and front aspect UPVC double glazed leaded window, coved ceiling with inset low voltage spot lights, double radiator, solid wood flooring, wall mounted thermostat for central heating and telephone point. Turning staircase with half landing to First Floor with under stairs cupboard below. Doors to Living Room, Study, Dining Area, Family / Dining Room and:-

CLOAKROOM Front aspect UPVC double glazed frosted leaded window, inset low voltage spot lights, radiator, solid wood flooring. White matching suite comprising low level WC, wall mounted wash hand basin with tiled splash back.



STUDY (11'9" x 6'11") Front aspect UPVC double glazed leaded window, coved ceiling, radiator, solid wood flooring. Range of fitted furniture comprising fitted double desk unit with wall mounted storage cupboards above, additional matching storage cupboard and telephone point.

LIVING ROOM (18'9" x 11'9") Rear aspect UPVC double glazed French doors with UPVC double glazed flanking leaded windows, UPVC double glazed leaded window to side aspect, coved ceiling with inset low voltage spot lights and dimmer switch control, two double radiators, telephone, TV and cable points. Feature living flame coal effect gas open fire with limestone hearth and mantle surround.



DINING AREA (11'8" x 9'8") Rear aspect UPVC double glazed French doors, coved ceiling with inset low voltage spot lights, radiator, ceramic tiled floor and TV point. Opens to:-



KITCHEN (11'1" x 9'11") Rear aspect UPVC double glazed leaded window, coved and textured ceiling with inset low voltage spot lights, ceramic tiled floor. Fitted with a comprehensive range of solid maple base and under lit eye level units with matching pan drawers and black granite work surfaces (incorporating Breakfast Bar) with matching granite splash back. One and a quarter bowl sink under mounted sinks with milled drainer and mixer tap, built in 'Siemens' five ring gas hob with chimney style stainless steel filter hood over, side by side integrated 'Siemens' electric fan assisted ovens, integrated dishwasher, integrated fridge and freezer and built in 'Siemens' stainless steel microwave. Opens to Lobby Area with door to Family Room and:-



UTILITY ROOM (6'11" x 4'11") Side aspect UPVC double glazed courtesy door, radiator and ceramic tiled floor. Rolled edge laminate work top with single bowl single drainer inset sink unit, wall mounted storage cupboard above and plumbing for washing machine and appliance space for tumble dryer below. Wall mounted gas fired boiler serving central heating and domestic hot water.



FAMILY / DINING ROOM (10'7" x 10'2") Front aspect UPVC double glazed leaded window, solid wood flooring, radiator and TV point.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with coved ceiling with inset low voltage spot lights and inset hatch providing access to boarded Loft space via ladder. Radiator and built in airing cupboard housing cylinder for 'Megaflo' pressurized hot water system. Doors to:-

MASTER BEDROOM

(20'6" narrowing to 15'10" x 12'2") Front aspect UPVC double glazed leaded window, coved ceiling with inset low voltage spot lights and dimmer switch control, two radiators, TV and telephone points, two built in double wardrobes. Door to:-



EN-SUITE
SHOWER ROOM

Rear aspect UPVC double glazed frosted leaded window aspect, low voltage inset spot lights and ceiling mounted extractor fan, chrome heated towel, slate tiled flooring. Matching white suite with tiled surrounds comprising low level W/C, built in double shower cubicle with sliding glazed door and 'his & hers' vanity unit comprising twin basins with mixer taps and storage drawers beneath and illuminated mirror over.

BEDROOM 2

(13'9" x narrowing 10'4" x 10'9") Rear aspect UPVC double glazed leaded window, coved ceiling with inset low voltage spot lights, radiator, TV point and two built in wardrobes.

EN-SUITE
SHOWER ROOM

Side aspect UPVC double glazed leaded frosted window, inset low voltage spot lights and ceiling mounted extractor fan, tiled floor. Matching three piece white suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash basin and built in double shower cubicle with glazed sliding door.

BEDROOM 3

(11'11" x 11'7") Rear aspect UPVC double leaded window to rear aspect, coved ceiling with inset low voltage spot lights, radiator and TV point.

BEDROOM 4

(11'9" x 8'9" max.) Front aspect UPVC double glazed leaded window to front aspect, coved ceiling with inset low voltage spot lights and dimmer switch control, radiator.

BATHROOM

UPVC double glazed frosted window, inset low voltage spot lights and ceiling mounted extractor fan, radiator and tiled floor. Matching four piece white suite with tiled surrounds comprising low level W/C, wall mounted pedestal wash hand basin with electric shaver point over, built in tiled shower cubicle with folding glazed door and panel enclosed Jacuzzi bath with 'telephone' style mixer tap.

OUTSIDE

DOUBLE GARAGE

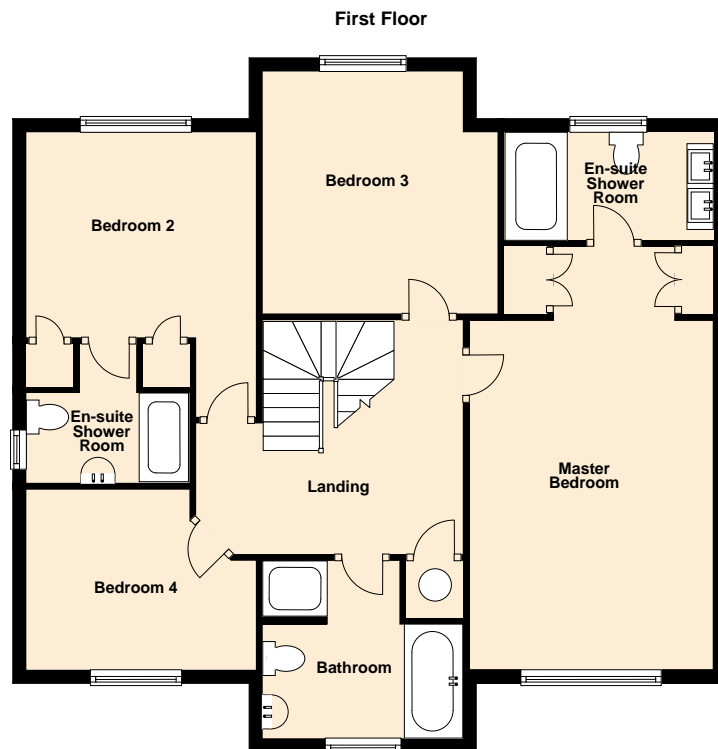
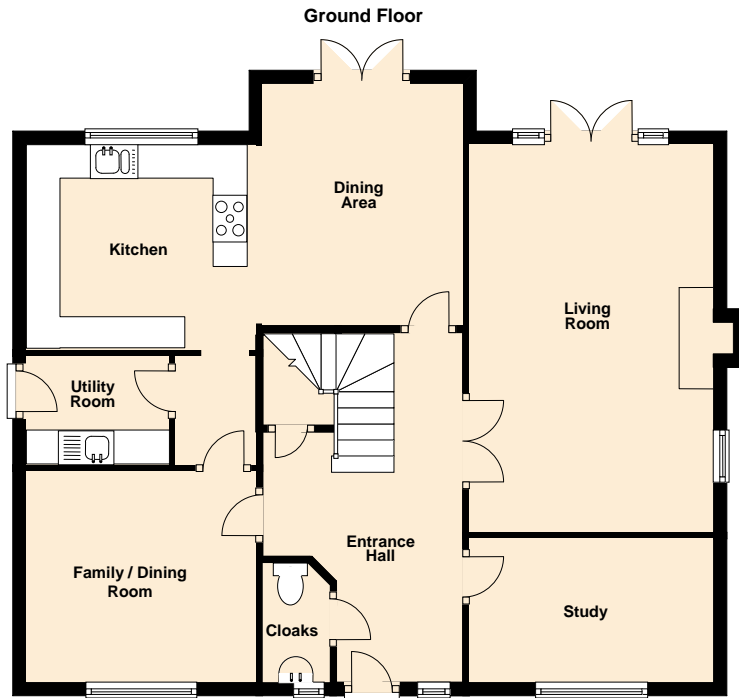
Double detached Garage with twin single up and over timber doors, side aspect part panel glazed courtesy door, light and power and eaves storage.

GARDENS

TO THE FRONT is an open plan area with block paved driveway providing parking for two cars and access to Garage. Paves path to the side of the Garage gives pedestrian access to the rear Garden via secure gate. From the driveway a paved path continues through a lawned area with shrub beds to a Covered Entrance Porch with light.

TO THE REAR is a garden enclosed by close board fencing, mainly laid to lawn with a paved patio area to the rear of the property and a gravel play area to one side, outside tap and outside light. To the side of the property surrounding the Garage half height panel fence enclosing a paved area (ideal for containing pets).





**** PENDING ENERGY PERFORMANCE CERTIFICATE ****

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.