

# SANSOME & GEORGE

Residential Sales & Lettings

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## Armour Hill, Tilehurst, Reading, Berkshire. RG31 6JH



Having been extended single storey to the rear and positioned on a sizable corner plot, this property offers two separate Reception Rooms and 28' re-fitted Kitchen. Located within easy reach of Tilehurst Train Station, local Shops and regular Bus Routes are also within walking distance. Further accommodation includes Utility Room, Three Bedrooms and Bathroom. Offered for sale with the advantage of 'No Onward Chain' the property boasts Garage with driveway parking, Front and Side Gardens, courtyard Patio Area to the rear and gas radiator central heating (n/t). Sansome & George Tilehurst & Purley-on-Thames Office (0118) 9420 500

### £489,950

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APPROACH	UPVC double glazed door to:-	
LOBBY	Tiled floor, UPVC double glazed door with flanking windows, hardwood part glazed door with flanking windows to:-	
ENTRANCE HALL	Radiator, stairs to first floor, down lighters, solid wood flooring, wall mounted key pad for alarm system.	
LIVING ROOM	(17'6" x 16'8") Two front aspect UPVC double glazed windows, two radiators, feature open fire with hearth and display mantle, TV and telephone points, down lighters, solid wood floor, feature twin double glazed doors to:-	
CONSERVATORY	(11'2" x 10'8") UPVC double glazed windows and twin double glazed doors to rear garden, tiled floor.	
DINING ROOM	(13'8" x 11'2") Front aspect UPVC double glazed window, double radiator, dimmer switch, solid wood floor, door to kitchen/breakfast room and:-	
STUDY	(13'5" x 6'6") Front aspect UPVC double glazed window, rear aspect UPVC double glazed door to rear garden, radiator, laminate wood effect floor, two telephone points, a range of modern office furniture which includes two work stations and various fitted cupboards and doors.	
KITCHEN / BREAKFAST ROOM	(18'8" x 17'9" decreasing to 15'4") Two rear aspect UPVC double glazed windows, one and a half bowl stainless steel single drainer sink unit with cupboards below, a comprehensive range of eye and base level matching units, ample rolled edge work surfaces, glass display cabinets, tiled surrounds, feature centre island with storage cupboards beneath, built in six ring stainless steel gas hob with stainless steel and glass filter hood over and electric double oven, integral dishwasher, low level fridge, 'Siemens' wine chiller, additional fridge freezer, various down lighters, double radiator, doors to conservatory and:-	
UTILITY ROOM	(10'3" x 4'7") Rear aspect UPVC double glazed window and door to side aspect, high and low level matching units with worktop, appliance space, wall mounted 'combination' boiler.	

**CLOAKROOM** Side aspect UPVC double glazed window, low level WC, corner wash hand basin, radiator.

**STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:-** Front aspect UPVC double glazed window, access to loft space, radiator, doors to:-

**BEDROOM 1** (17' x 10'11") Front aspect UPVC double glazed window, radiator, down lighters, a range of fitted furniture, doors to en-suite and:-

**WALK IN WARDROBE**

(12' x 4'3") A range of hanging rails, floor mounted safe.

**EN-SUITE SHOWER ROOM**

Double width with fully tiled shower cubicle with 'Mira 415' shower over, low level WC, wash hand basin with vanity beneath, heated chrome towel rail, tiled walls and floor, down lighters, extractor fan.



**BEDROOM 2** (11'5" x 10'5") Rear aspect UPVC double glazed window, double radiator, built in double wardrobe, dimmer switch.

**BEDROOM 3** (10'11" x 9'5") Side aspect UPVC double glazed window, radiator, built in single cupboard.

**BEDROOM 4** (9'4" x 6'7") Front aspect UPVC double glazed window, radiator, built in single wardrobe.

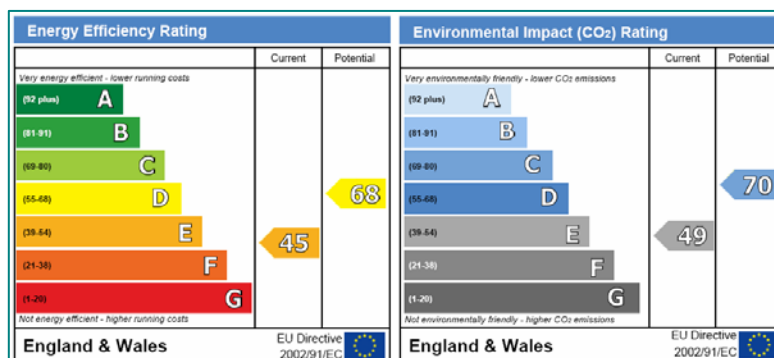
**BATHROOM** Comprising panel enclosed tiled spa bath, wash hand basin with vanity beneath, low level WC, fully tiled cubicle with 'Mira' shower, fully tiled walls and floor, heated chrome towel rail, down lighters.



**OUTSIDE**

**GARDENS** **TO THE FRONT** Cobble style paved in and out driveway.

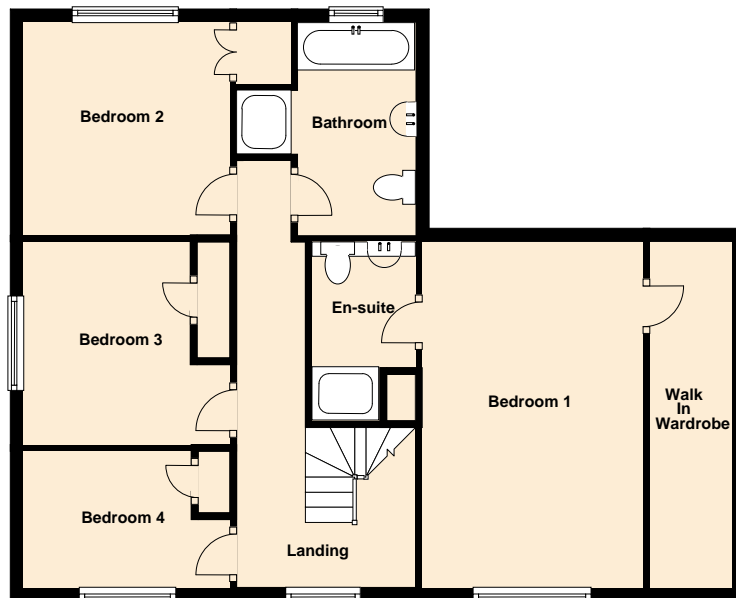
**TO THE REAR** Paved area, lawn garden with various shrubs and trees, exterior light and tap, timber built summer house.



### Ground Floor



### First Floor



### 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.