



sansome  george

48 Westwood Glen, Tilehurst, Berkshire, RG31 5NW
Guide Price £525,000 Freehold

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Residential Sales & Lettings

- Beautifully presented Detached House
- Close to countryside, amenities and reputable schools
- Front aspect Living Room
- 4 'well proportioned Bedrooms
- 50' level Rear Garden
- Desirable 'non estate' location
- Entrance Hall and Cloakroom
- Modern open plan Kitchen/Diner
- Re-fitted 4 piece Bathroom
- Integral Garage/Utility plus block paved driveway

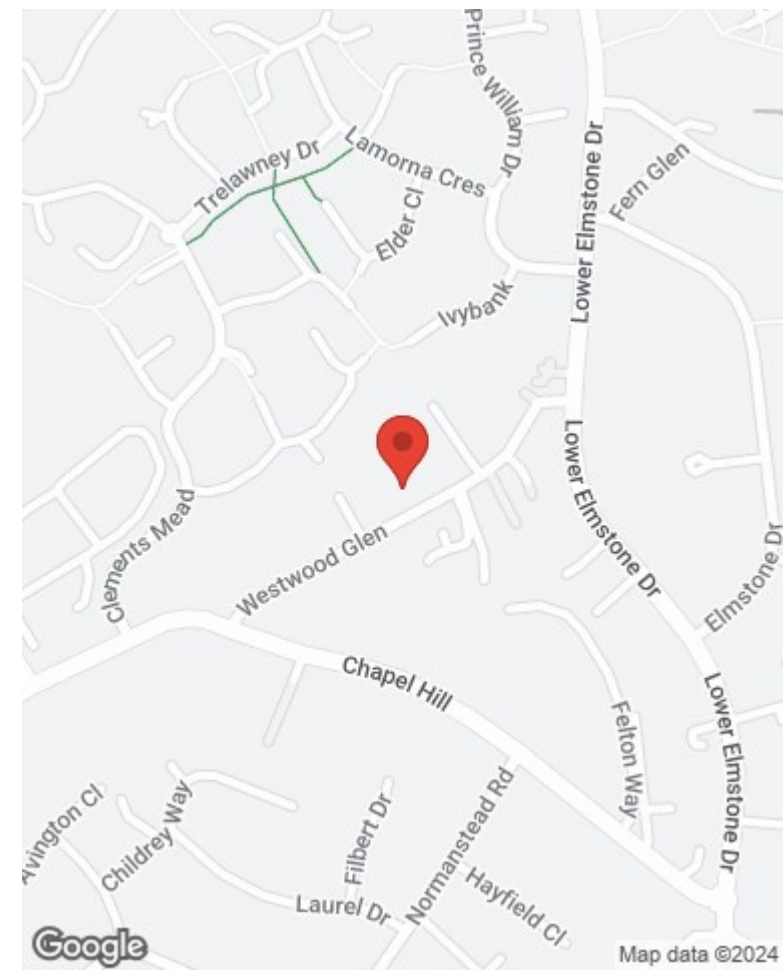
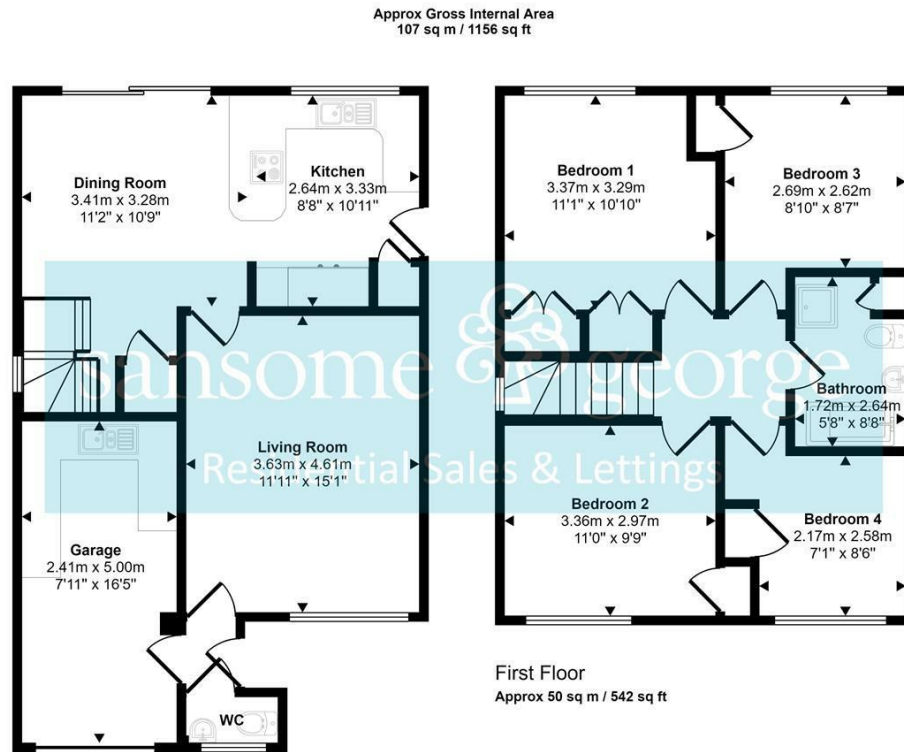
A beautifully presented detached home located in an established and sought after address towards the western fringes of the suburb of Tilehurst, just over 5 miles west of Reading Town Centre. Tilehurst Train Station (Reading Main Line, London Paddington, Oxford) is 1.5 miles away and regular bus services are also within minutes walk. This sought after home is also within minutes walk of popular primary and secondary school, a nearby local pub, and within minutes walk of open countryside and woodland in nearby Sulham. Tilehurst Village centre is circa 1 mile away and offers a range of amenities to include shops, cafes, restaurants plus Calcot Retail Park and Junction 12 of the M4 Motorway is a simple 10 minute by car via the A4 Bath Road.

The property is approached via block paved driveway providing parking for two cars and access to an integral Garage/Utility Room, continues to the front door and onto useful gated access along both sides of the property to the rear garden. There is also a lawned frontage with flower bed behind a dwarf brick wall. The front door opens to entrance hall with doors to a useful cloakroom and the front aspect Living Room with grey 'Kardean' stripped wood effect flooring continuing through a door into the dining area with patio door to rear garden and is open plan to a modern fitted Kitchen with 'Corian' work tops, integrated appliances to include eye level electric oven, dishwasher and induction hob. Stairs from the dining area rise to the first floor landing which services 4 well proportioned bedrooms and a recently re-fitted side aspect Bathroom with white four piece suite to include bath, quadrant shower cubicle and built in vanity unit with inset basin and W/C. Outside, the rear garden is enclosed by wooden fencing and measures approximately 50' in length. A paved patio spans the rear of the property and steps down to a level lanwed garden with shed.

Please contact Sansome & George Estate Agents to arrange a viewing appointment to see this lovingly maintained home or for any further information.

Reading Borough Council - Band E





Ground Floor
Approx 57 sq m / 614 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Misrepresentation and Misdescriptions Acts

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