



sansome  george

20 Huscarle Way, Tilehurst, Berkshire, RG31 6GE
Guide Price £225,000 Freehold

sansome  george
Residential Sales & Lettings

- One bedroom Freehold House
- Modern Kitchen
- New UPVC Double Glazing
- Allocated parking

- 17" South Facing Living Area
- Tiled Bathroom
- Large Front garden with Potential
- Private Rear Garden

A well-presented double bedroom home located in a sought after cul-de-sac position on the popular Westwood Fields Development. Tilehurst Train Station (with links to London Paddington and Oxford), reputable schools, frequent bus services and miles of riverside walks are all conveniently positioned close by.

Accommodation comprises of an entrance porch, South facing living area, modern fitted kitchen, double bedroom, modern fitted bathroom & new UPVC double glazing throughout.

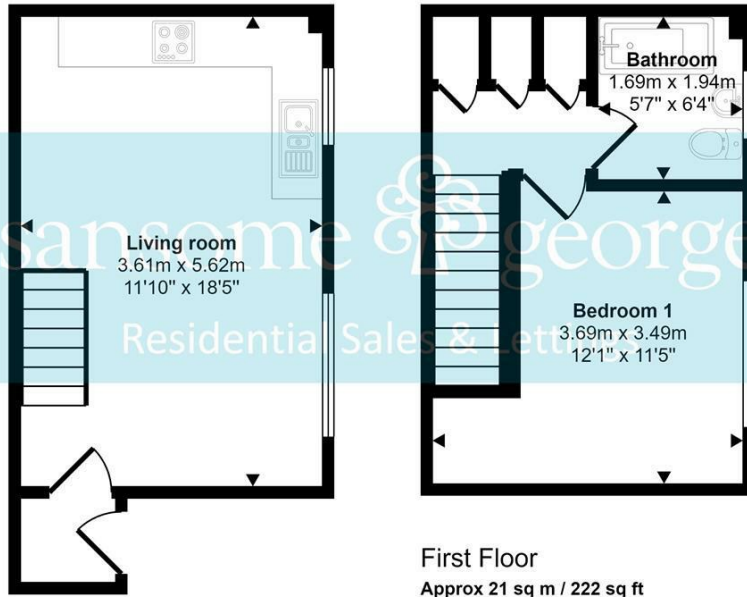
The exterior offers a fully enclosed and landscaped rear garden, well tended front garden mainly laid to lawn with various plant and shrubs and allocated parking for one vehicle.

West Berkshire Council - Band C

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.



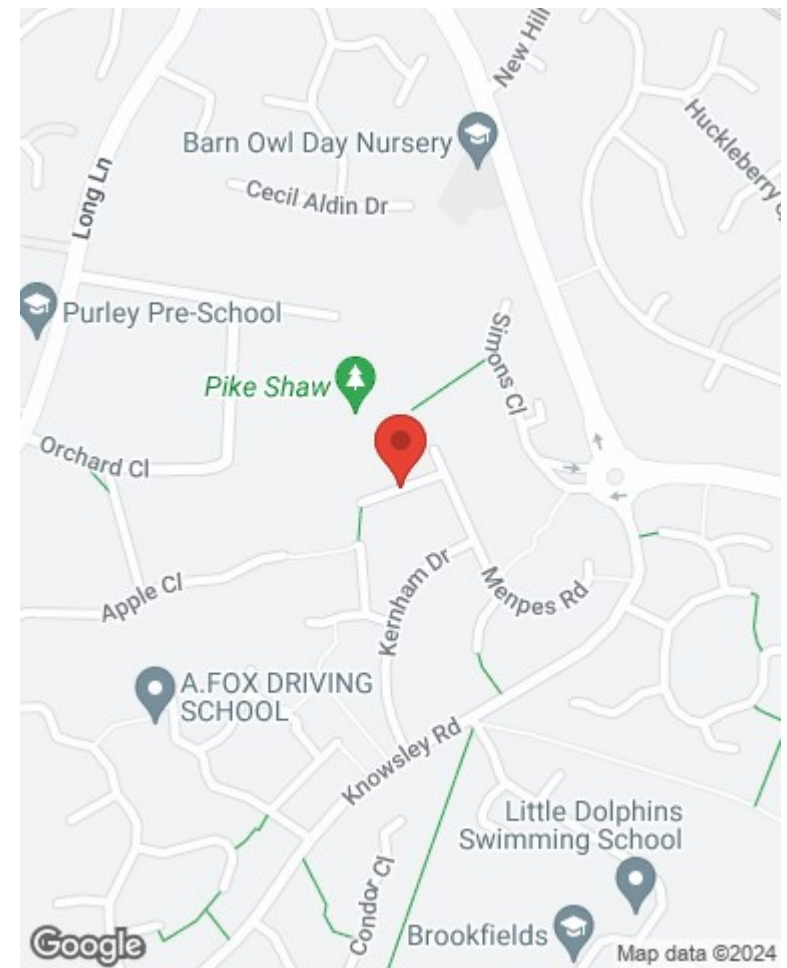
Approx Gross Internal Area
42 sq m / 454 sq ft



Ground Floor
Approx 22 sq m / 232 sq ft

First Floor
Approx 21 sq m / 222 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			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com