



sansome  george

39 Denby Way, Tilehurst, Berkshire, RG30 6HX
Guide Price £375,000 Freehold

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Residential Sales & Lettings

- Extended End of Terrace House
- Allocated parking for 2 cars
- Entrance hall with ground floor cloakroom
- Open plan kitchen plus under stairs utility area
- Bathroom with white suite including shower over bath

- Cul-de-sac position with green to front
- Well tended westerly aspect 35' rear garden
- 16' living area opening to 11' dining area
- 3 'good sized' Bedrooms all in excess of 10'
- Single Garage in a row nearby

This well maintained and beautifully presented home is located at the end of a traffic free walk way, abutting a cul-de-sac on the popular 'The Potteries' development. This convenient location is within 1 mile of Tilehurst Train Station (Reading Main Line, Paddington, Oxford) as well as Tilehurst Village centre with a wealth of services and amenities. Reputable primary and secondary schools as well as 2 parks and regular bus services are also all within minutes walk.

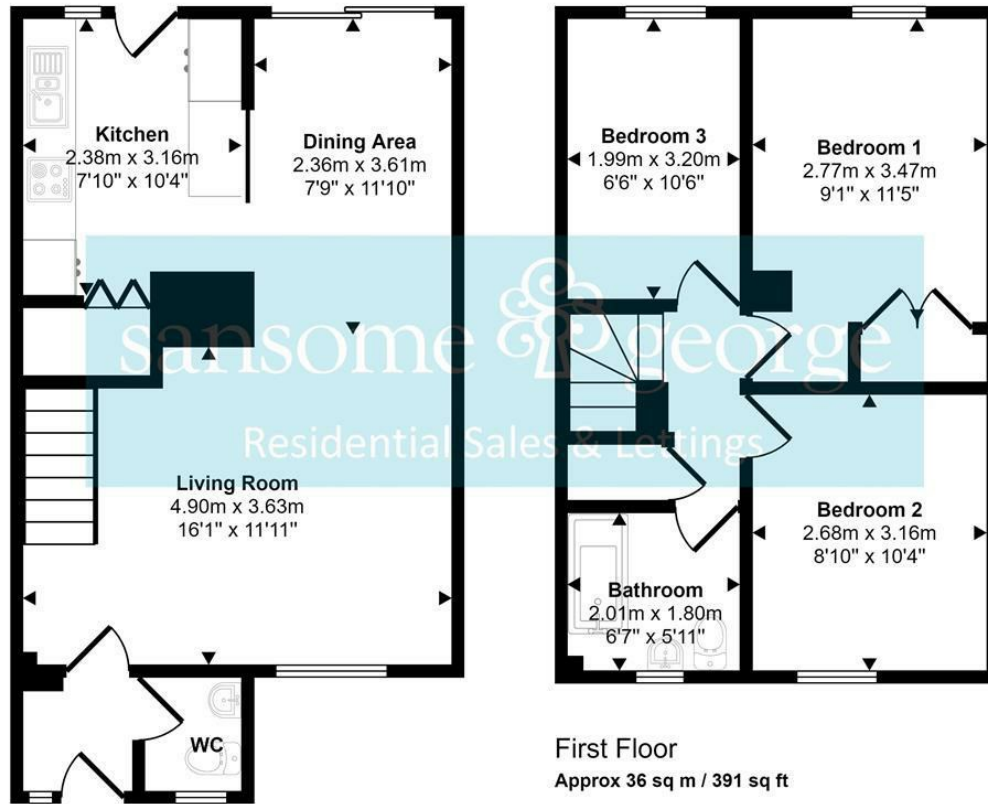
Positioned at the end of a terrace, this superb property has previously been modestly extended to the front to provide a useful cloakroom from the entrance porch. Enjoying great natural light throughout, the main living space comprises of 3 interlinking open plan areas with front aspect living room opening to dining room with French doors to garden and opens to a well appointed kitchen with shaker style units and includes ceramic sink, integrated hob, oven, dishwasher and fridge/freezer. A door leads to a practical utility cupboard providing additional storage and appliance space and plumbing for washing machine and tumble dryer. A staircase from the living area rises to the first floor landing which has doors to three 'good sized' bedrooms with bedroom 1 boasting a built in wardrobe. A separate front aspect bathroom features a white suite including shower over bath with glazed screen. Other general notable features include UPVC double glazing and gas fired central heating to radiators (n/t). Outside, the frontage of the property is laid mainly to lawn with shrub beds, path to front door and stepping stones to two allocated parking spaces. The rear garden boasts a westerly aspect, measures approximately 35' in length and is enclosed by wooden fencing and brick wall with a courtesy gate leading to the front and parking spaces. A paved patio spans the rear of the property and continues as a path leading to an additional paved area at the foot of the garden. There is also a small sunken pond and an artificial lawn with raised flower/shrub beds to either side. The property also benefits from a single Garage situated in a row at the end of the cul-de-sac.

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

Reading Borough Council - Band C

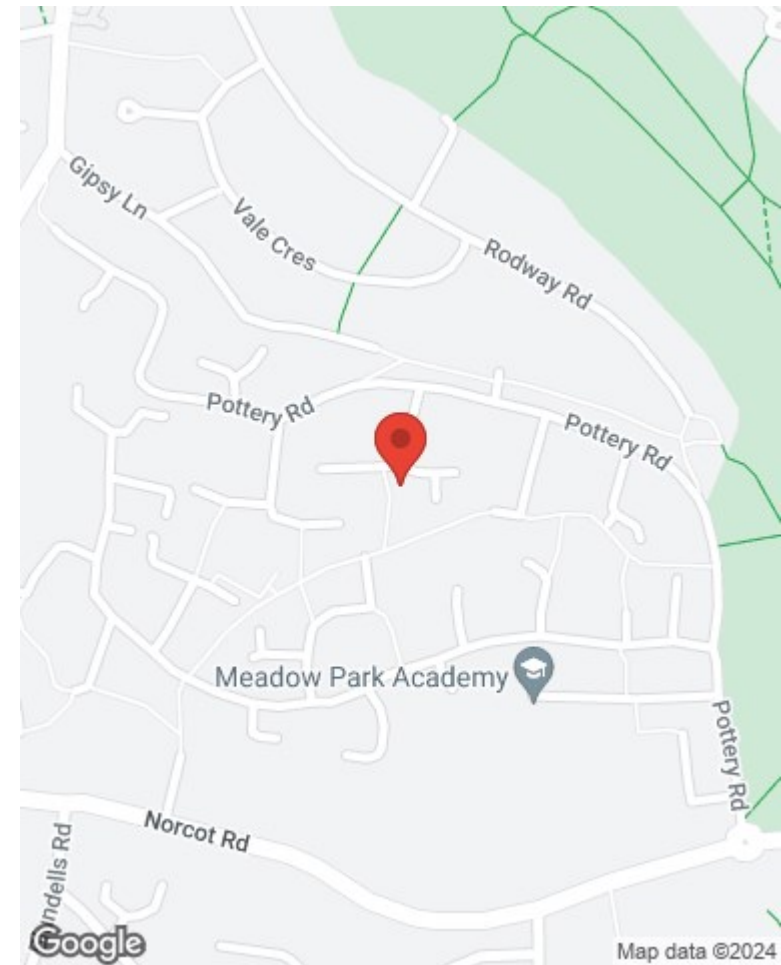


Approx Gross Internal Area
76 sq m / 820 sq ft



Ground Floor
Approx 40 sq m / 428 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	68	83

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		

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