



sansome  george

4 Menpes Road, Tilehurst, Berkshire, RG31 6GF
Guide Price £475,000 Freehold

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Residential Sales & Lettings

- Versatile Detached Home
- 14' Living Room
- 12' Kitchen
- En-suite Shower Room To Bedroom 1
- Ample Driveway Parking & Garage

- Four Bedrooms
- 12' Dining Room
- 11' Conservatory
- Family Bathroom
- Fully Enclosed Rear Garden

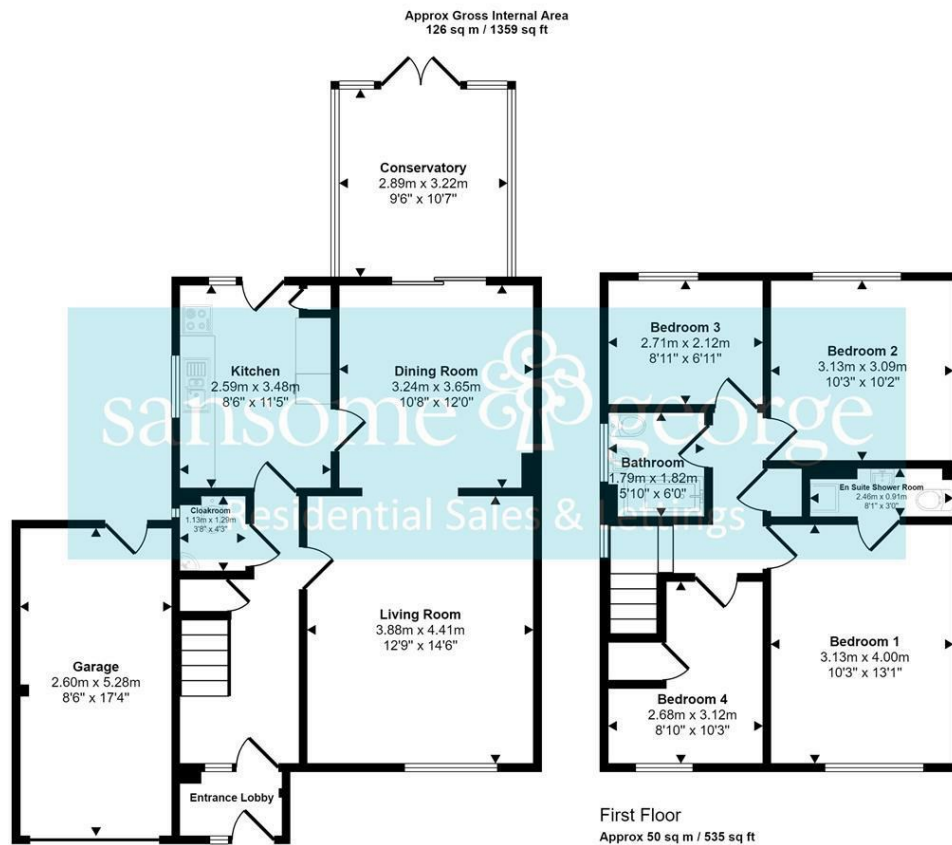
Situated in the popular 'Westwood Fields' area on the western fringes of Tilehurst, bordering Purley-on-Thames, this well presented detached home is within walking distance of Tilehurst train station (Reading mainline, Paddington and Oxford). The River Thames and miles of open countryside in the neighbouring village of Purley are also in close proximity, along with primary and secondary schools, to include Westwood Farm and Denefield. The local Tesco Express and a regular bus service into Reading town centre are also a feature of the location of this property.

Accommodation comprises of porch, entrance hall with stairs rising to first floor, cloakroom, living room with bow window, kitchen with ample storage cupboards, 12' dining room and an 11' conservatory. The first floor offers 4 well proportioned bedrooms, with bedroom 1 having the advantage of an en-suite shower room, the further bedrooms are serviced by a fully tiled family bathroom with shower over bath. Further benefits include UPVC double glazing and gas fired central heating to radiators throughout. Externally, the rear garden is enclosed by wooden fencing, lawn and a paved patio area, a useful side gate giving access to the front to provide ample driveway parking for 3/4 vehicles along with access to the garage with up and over door, having light and power. No onward chain complications.

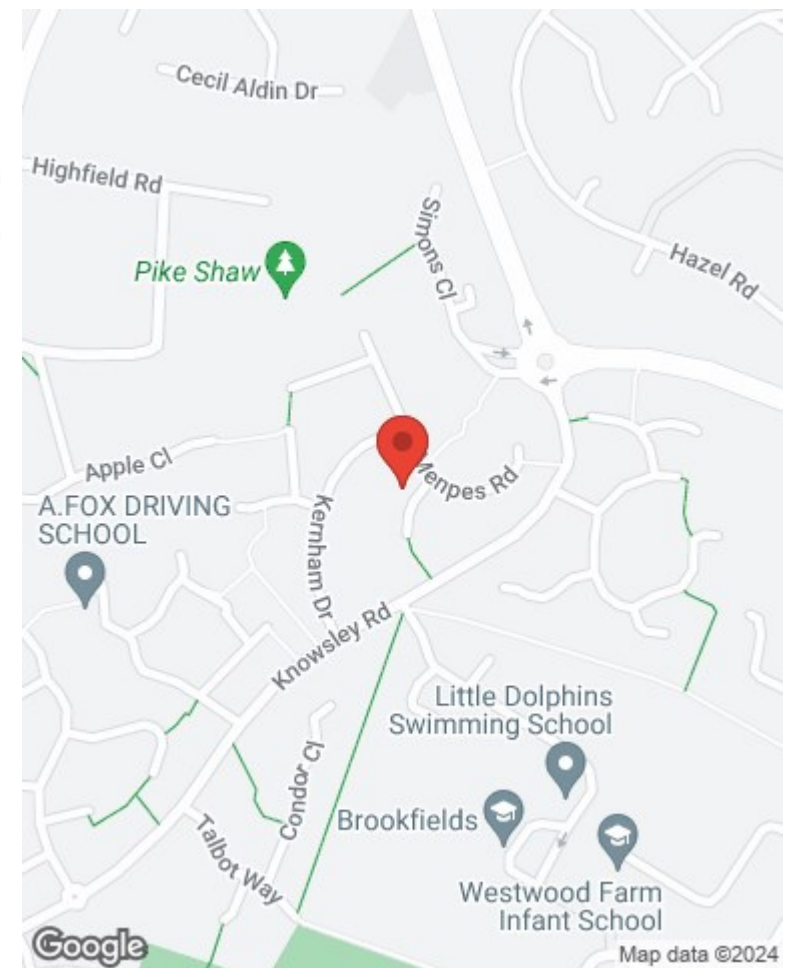
To discuss this property in further detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents

West Berkshire Council - Band E





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			84
(81-91) B			
(69-80) C		70	
(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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