



sansome  george

**47 Prince William Drive, Tilehurst, Berkshire, RG31 5WD**  
**£385,000 Freehold**

sansome  george  
Residential Sales & Lettings

- Well Presented 3 Bedroom Semi-detached Home
- Rear Aspect Kitchen Diner
- Gas Radiator Central Heating
- Secluded & Enclosed Rear Garden
- Driveway Parking

- Front Aspect Living Room
- Family Bathroom
- UPVC Double Glazed Windows
- Attached Garage
- No Onward Chain

A very well presented three bedroom semi-detached home located on the sought after SNW development. Miles of open countryside in nearby Sulham, frequent bus services, reputable primary and secondary schools along with local shops all located nearby. Tilehurst train station with links to central London and Oxford, along with Tilehurst village consisting of a wealth of useful amenities are also easily accessible.

Accommodation comprises of entrance hall, front aspect living room, rear aspect kitchen diner, three bedrooms and a family bathroom.

The property features gas radiator central heating and UPVC double glazed windows.

To the front offers driveway parking, attached single garage (with light & power) with a courtesy door leading to a well maintained secluded and enclosed rear garden with array of flowers and shrubs.

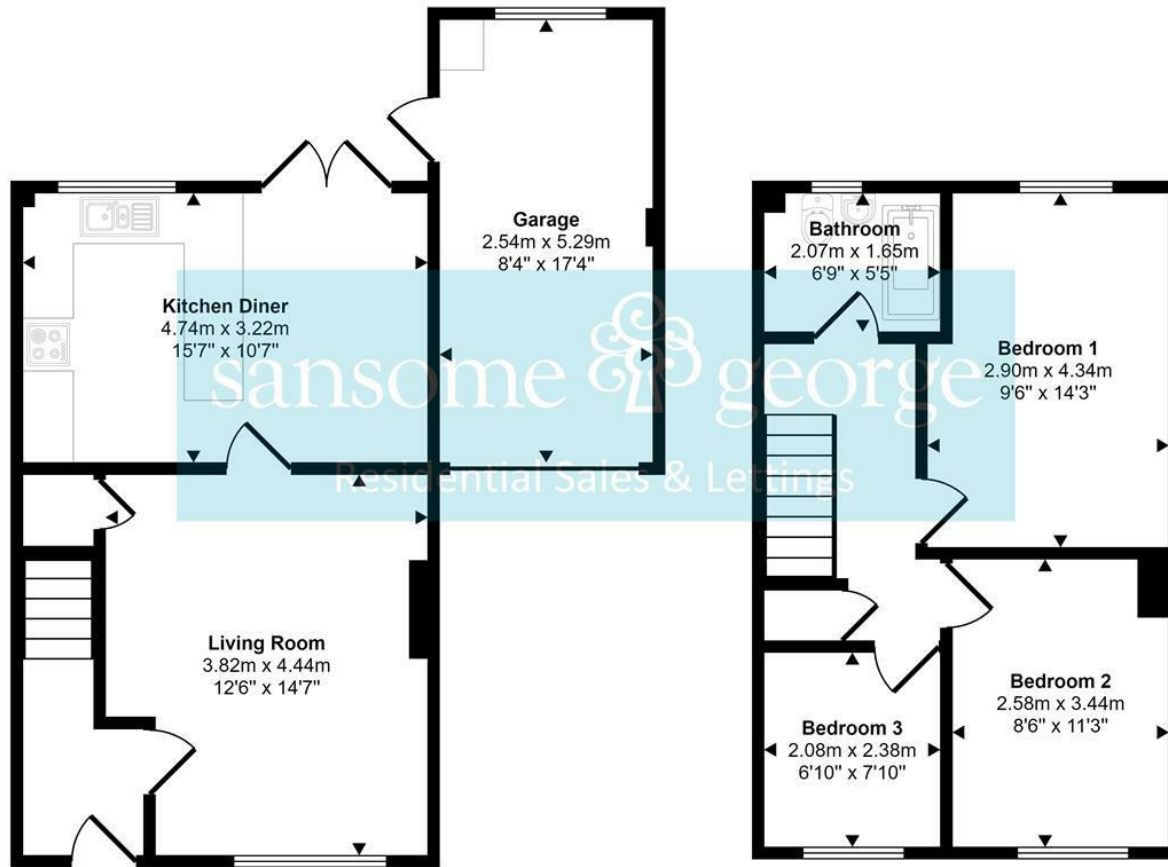
Offered for sale with the added advantage of no onward chain.

Council Tax - Band D West Berkshire.

Please contact 0118 942 1500 to arrange a viewing or request further information.



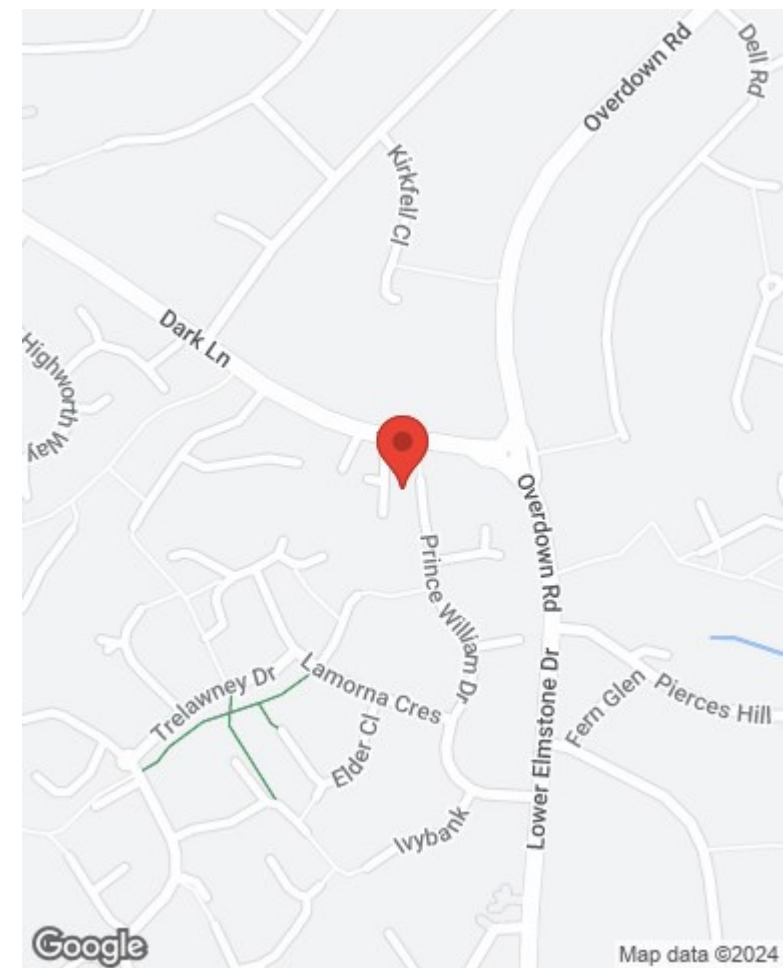
Approx Gross Internal Area  
90 sq m / 964 sq ft



Ground Floor  
Approx 52 sq m / 558 sq ft

First Floor  
Approx 38 sq m / 406 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Misrepresentation and Misdescriptions Acts

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