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**22 Clarendon Rise, Tilehurst, Berkshire, RG31 6XX**  
**Guide Price £650,000 Freehold**

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Residential Sales & Lettings



- Stunning Extended Detached Home
- Living Room With Bay Window
- 25' Open Plan Modern Kitchen/Family Room
- Modern Fitted En Suite Shower Room To Bedroom 1
- Landscaped Rear Garden
- Four Bedrooms
- Cloakroom & Study
- Utility / Storage Room (Partially Converted Garage)
- Modern Fitted Shower Room
- Driveway Parking

An immaculately presented and extended four bedroom bay fronted detached home constructed in 2006 by renowned builders David Wilson Homes located on a desirable development off Long Lane. Being on the Western fringes of Tilehurst, bordering Purley on Thames, this fine home boasts easy access to the Tilehurst Railway Station linking Reading Main Line, London Paddington, Oxford and Didcot. The riverside village of Pangbourne hosting a wealth of amenities is just over one mile away, along with the Purley Sports & Social Club/Community Barn and surrounding recreational facilities; Tennis, Football and Cricket. Reputable schools, frequent bus services and miles of open countryside in nearby Sulham and beautiful riverside walks along The River Thames in neighbouring Purley are all ideally located just minutes away.

Beautifully presented throughout, ground floor accommodation comprises entrance hall with stairs rising to the first floor, cloakroom, front aspect study, separate living room with double opening doors to the magnificent and well appointed open plan kitchen/family/dining room, with double opening patio doors and French doors both opening to rear garden. The attached single garage has been partially adapted to create a useful additional utility room/storage area, which is accessed via a courtesy door from the kitchen area. On the first floor the Landing services four 'well proportioned' bedrooms and a modern shower room. Bedrooms 1,2 & 3 are all 'double' bedrooms with the 4th bedroom being a generous 'single', bedroom 1 also features an ensuite shower room. Other general notable features of this outstanding home include gas radiator central heating and UPVC double glazing throughout.

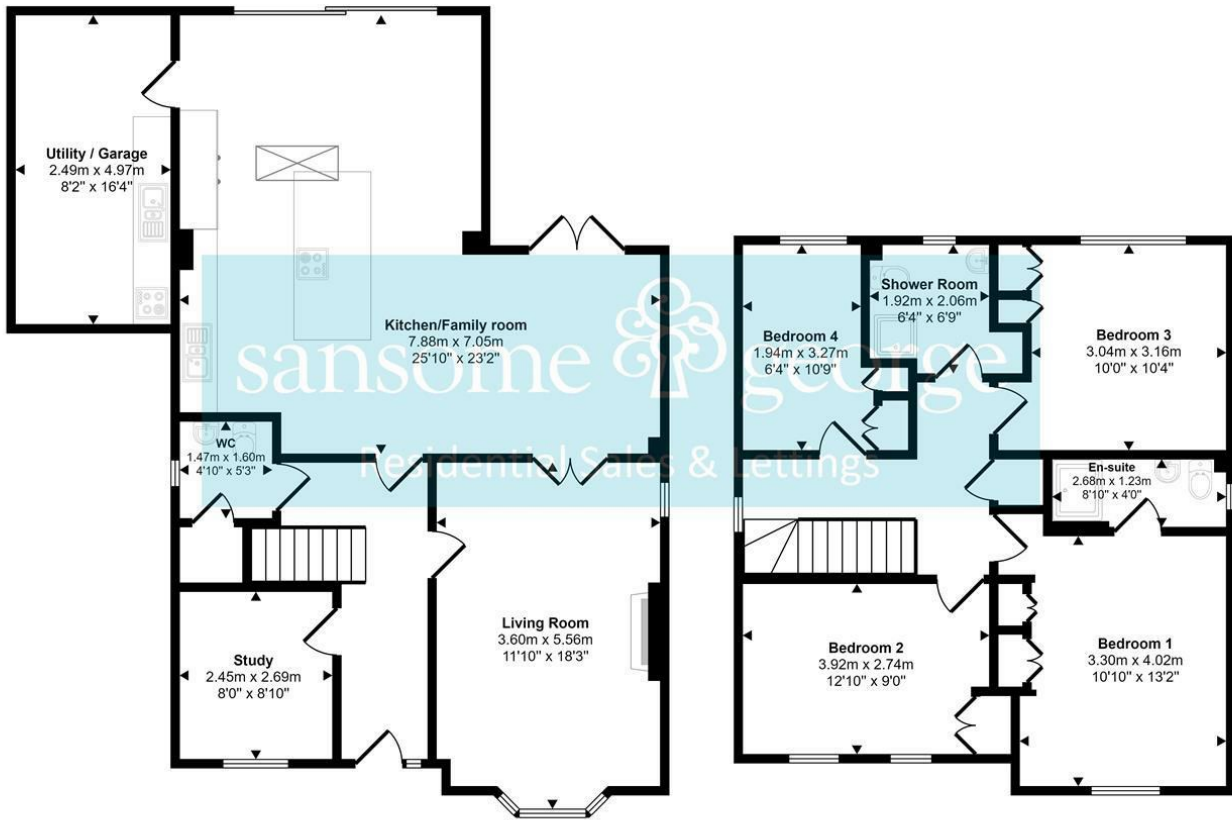
Outside, to the front, a driveway to the side of the property provides parking for 2 vehicles with a path leads behind a hedge to the front door with canopied porch over. The rear garden is enclosed by a wooden panel fencing with a secure gate giving useful access to the front. A sunken patio area spans the rear of the property with 3 steps up to a level garden laid mainly to lawn with flower shrub bed at the foot.

This fantastic home must be seen to be appreciated, please contact Sansome & George Estate Agents for further information or to arrange a viewing at your earliest convenience.

West Berkshire Council - Band F  
Development Service Charge of £143.64 1st April 2024 to 30th September 2024 payable to First Port Property Services



Approx Gross Internal Area  
162 sq m / 1741 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.



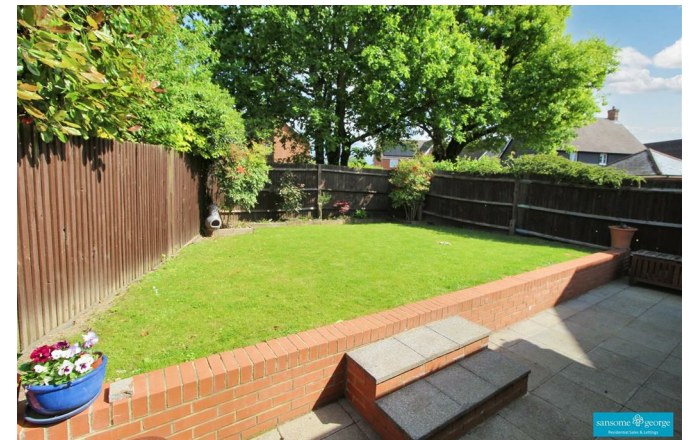
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

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

**Misrepresentation and Misdescriptions Acts**

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