



19 Childrey Way, Tilehurst, Berkshire, RG31 5EA
£599,950 Freehold

- Sought after detached house
- Well regarded cul-de-sac location
- 3 reception rooms plus conservatory
- 4 bedrooms with en-suite bathroom to bedroom 1
- Enclosed rear and side gardens

- No 'onward chain' complications
- Within desirable primary & secondary school catchments
- 14' dual aspect Kitchen
- 29' tandem Garage
- Driveway parking and lawned frontage

A highly desirable detached home located in a sought after and established cul-de-sac towards the western fringes of the suburb of Tilehurst, just over 5 miles west of Reading Town Centre. This convenient location is also within minutes walk of popular primary and secondary schools as well as open countryside and woodland in nearby Sulham. Tilehurst Village centre is circa 1 mile away and offers a range of amenities to include shops, cafes, restaurants plus Calcot Retail Park and Junction 12 of the M4 Motorway is a simple 10 minute by car via the A4 Bath Road. Tilehurst Train Station (Reading Main Line, London Paddington, Oxford) is 1.5 miles away and regular bus services are also within minutes walk.

Offered with the added advantage of no 'onward chain' complications, the property offers over 1650 sq. ft. (153 sq. m.) of well maintained accommodation and enjoys a tucked away position within the cul-de-sac with a lawned front garden with mature hedging providing a high level of seclusion with a driveway providing parking for 3 cars and access to the attached 'tandem' garage. The front door opens to a central entrance hall where stairs rise to the first floor landing and doors lead to cloakroom, front aspect study, 20' dual aspect living room with patio doors to conservatory which also interlinks to rear aspect dining room which in turn leads to a dual aspect 14' kitchen. On the first floor, there are 4 well proportioned bedrooms and a four piece family bathroom. Bedroom 1 features an en-suite bathroom and bedrooms 1, 2 and 3 all boast a range of fitted storage. Other general notable points include double glazing throughout and gas fired central heating to radiators. Outside, to the rear of the property, a paved patio adjoins a predominantly lawned garden which spans the width of the property with a garden shed to one side and extending further to the other side where a secure gate gives access to the frontage. A useful courtesy door from the patio accesses the 19' tandem length garage with light and power.

Early interest is anticipated in this much sought after home so please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

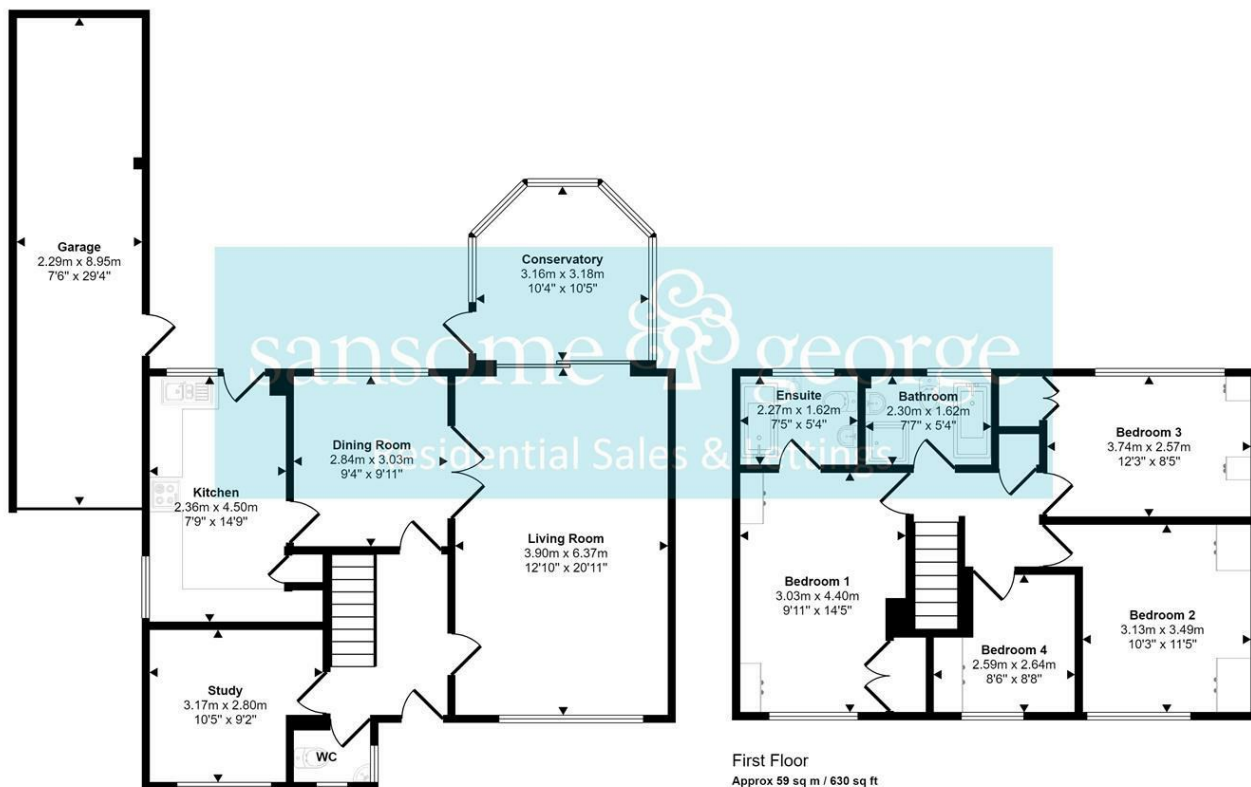
West Berkshire Council - Band F

** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**

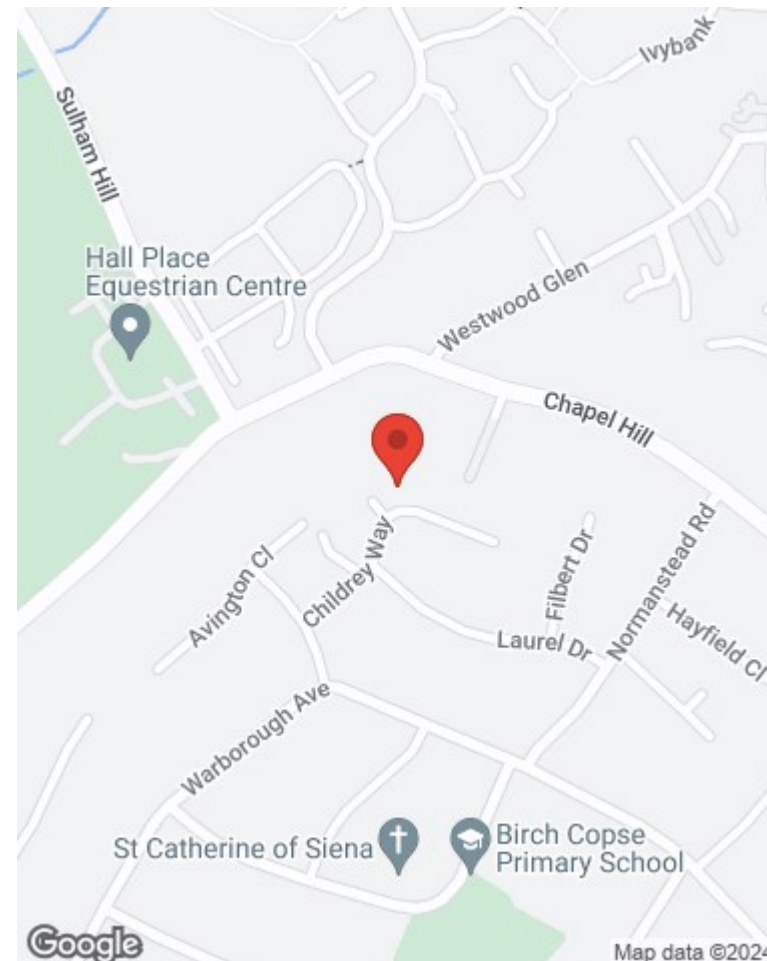
** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **



Approx Gross Internal Area
153 sq m / 1651 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	

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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