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33 Westbourne Terrace, Reading, RG30 2RP
Guide Price £350,000 Freehold

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Residential Sales & Lettings

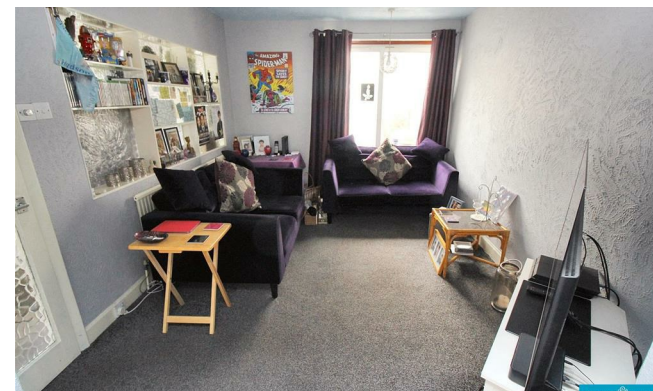
- Extended end of terrace house
- Close to amenities to include playing fields and shops
- 2 interlinking 'open plan' reception rooms
- 10' Conservatory
- Separate first floor 3 piece bathroom
- 'Tucked away' cul-de-sac location
- Driveway parking with garden frontage
- Fitted kitchen opening to additional utility room
- 3 separate bedrooms
- Sizable southerly aspect established rear garden

Located in a 'tucked away' cul-de-sac just over 1.5 miles to the west of Reading Town Centre, this much loved and extended end of terrace house is ideally situated yards from playing fields, is within the sought after Wilson Primary School and also circa 10 minutes walk from a host of facilities and amenities to include Prospect Park, regular 24 hour bus service as well as a range of shops, supermarkets, gyms, cafes, pubs, restaurants and take aways. The recently updated Reading West Train Station (London Paddington, Reading Mainline, Newbury, Basingstoke, Theale) is also conveniently within circa 15 minutes walk.

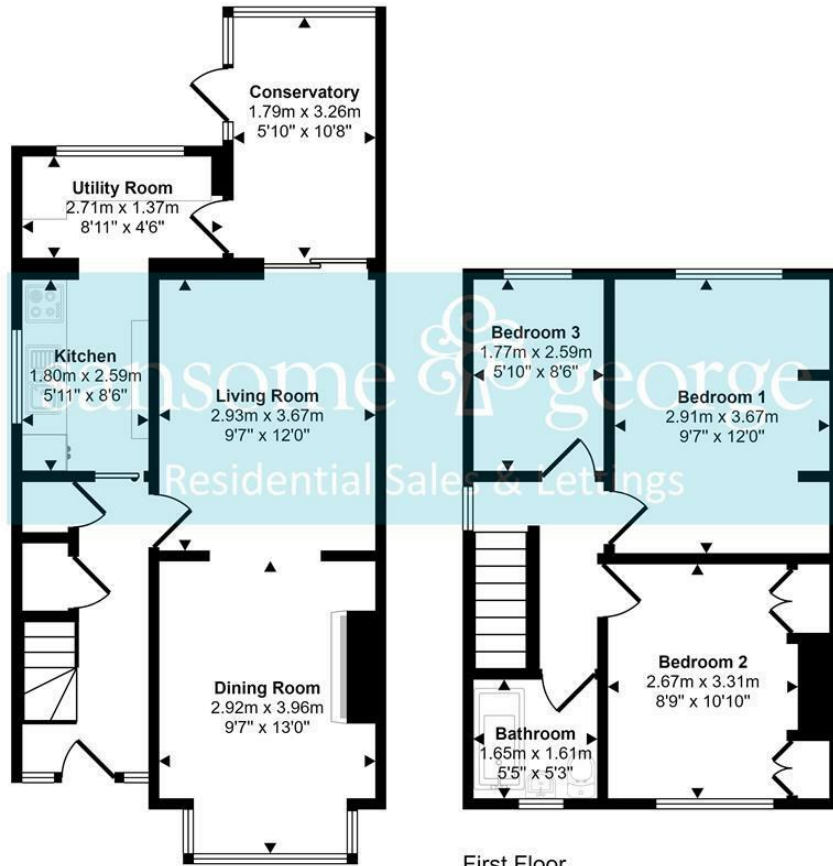
Complemented by high ceilings and large window to promote great natural light throughout, the sought after home is approached via a lawned garden frontage behind an established hedge with driveway providing parking 2 cars with a secure gate giving side access to the rear garden and open porch with front door. The entrance hall has stairs rising to the first floor, a sliding door to the kitchen and also a door to the living room. The living room is one of two versatile 'open plan' interlinking reception rooms and also includes dining room with feature fireplace and front aspect box bay window. Patio doors lead to a 10' UPVC double glazed conservatory with door to garden. The side aspect kitchen is well appointed and opens to a further rear aspect utility room which in turn also leads to the conservatory. On the first floor, three bedrooms are all separately approached via the landing and serviced by a separate 3 piece bathroom. Both bedrooms 1 and 2 feature built in storage. Outside, to the rear of the property, the sizable garden is another fantastic feature of this property. Boasting a predominantly southerly aspect, the established enclosed garden includes areas of lawn surrounded by mature flowers, shrubs, bushes and trees.

Enjoying further potential for extension (subject to necessary consents) this fantastic home must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Tax Band C



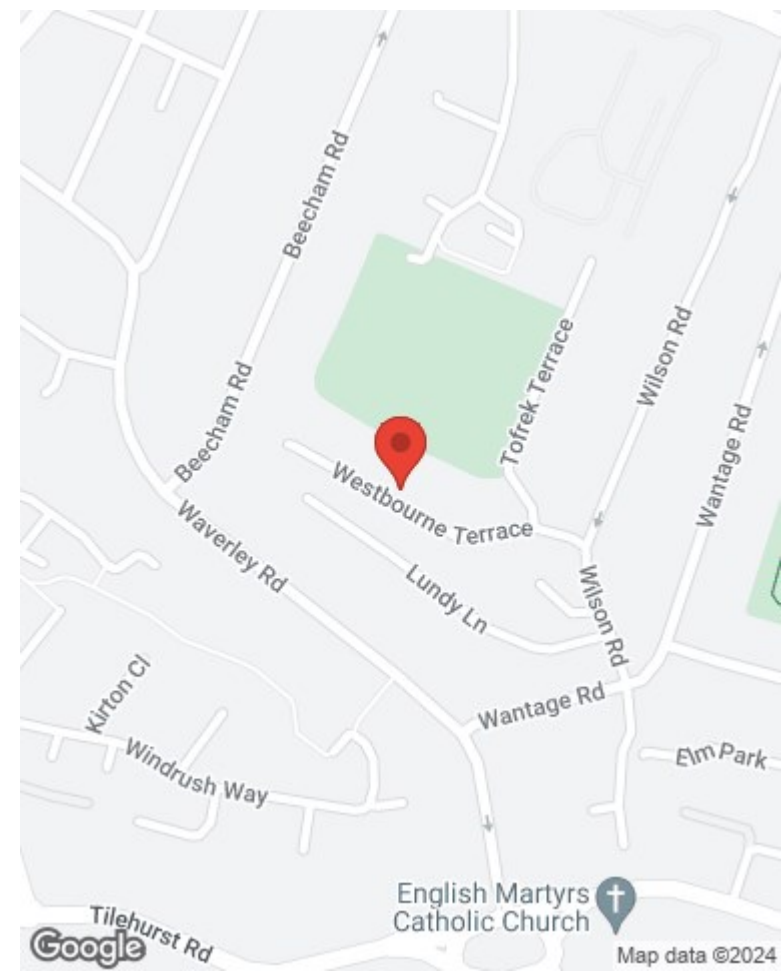
Approx Gross Internal Area
79 sq m / 855 sq ft



First Floor
Approx 34 sq m / 367 sq ft

Ground Floor
Approx 45 sq m / 488 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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