



sansome  george

2 Longleat Drive, Tilehurst, Berkshire, RG31 6YY
£595,000 Freehold

sansome  george
Residential Sales & Lettings

- 3 Bedroom Detached Bungalow Located Off Long Lane
- Sizeable Fitted Kitchen
- En Suite Bathroom To Bedroom One
- Sought After Location
- Secluded Rear Garden

- Spacious Living Room
- Dining Area
- Shower Room
- Driveway Parking
- No Onward Chain

A deceptively spacious and well presented 3 bedroom detached Bungalow located in a highly sought after position off Long Lane. Sulham Woods, with acres of open countryside, local shops, frequent bus services to and from Reading town centre are all located close by. Pangbourne village, Waitrose supermarket, local Tesco Express and Tilehurst railway station with links to central London and Oxford are also easily accessible.

Accommodation comprises of an entrance hall, spacious living room, sizeable kitchen leading to a dining area, three double bedrooms featuring an en suite bathroom to bedroom one and a separate shower room. Other benefits include gas radiator central heating and UPVC double glazed windows.

The exterior offers a good sized flat secluded garden with gated side access and a potting shed which links to an additional garden area.

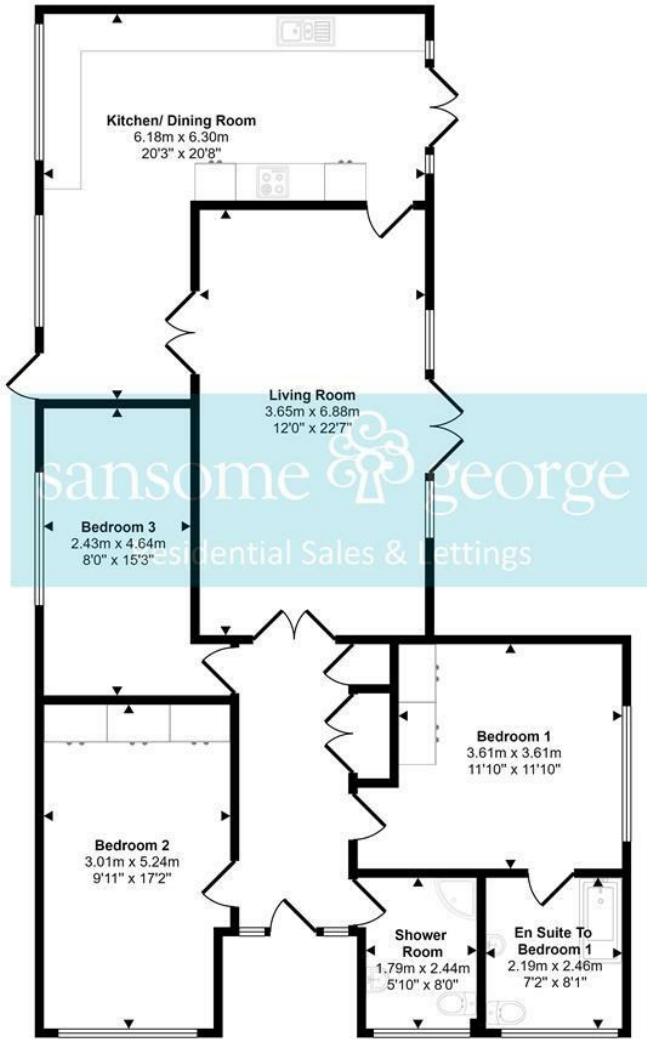
This fine home is offered for sale with the added advantage of no onward chain.

Council Tax: West Berkshire - Band F

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



Approx Gross Internal Area
117 sq m / 1262 sq ft



Floorplan

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		

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com