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1 Uffington Close, Tilehurst, Berkshire, RG31 5LY
Offers In Excess Of £525,000 Freehold

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Residential Sales & Lettings

- Extended Bay Fronted 'Haddocks' Built Semi-detached Home
- Dining Room
- Kitchen/Breakfast Room
- Four Bedrooms With Ensuite To Bedroom 1
- Fully Enclosed Landscaped Rear Garden

- Dual Aspect Living Room
- Dual Aspect Family Room
- Ground Floor Cloakroom
- Four Piece Family Bathroom
- Driveway Parking & Detached Garage

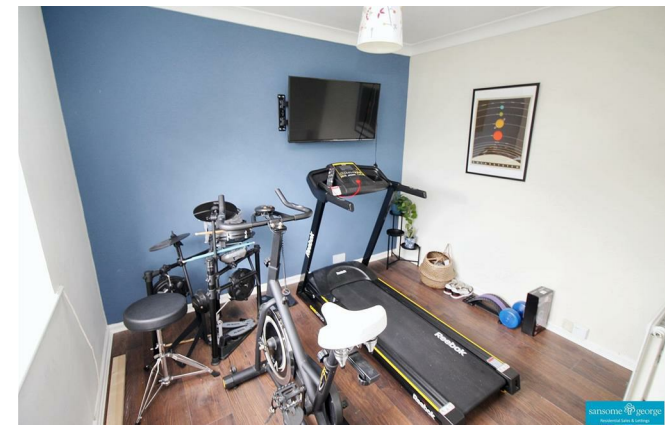
A well presented bay fronted and extended 'Haddock' built semi-detached house is ideally located within the catchment of highly desirable primary and secondary schools and is under a 15 minute walk from countryside and playing fields, as well as a range of amenities in the nearby village of Tilehurst. Regular bus services, convenience stores and restaurants/take ways are also within a 5 minutes walk along with the Tilehurst train station (Reading Mainline, Oxford, London Paddington) is circa 2 miles away. Reading Town Centre or Junction 12 of the M4 Motorway with IKEA & Retail Park are a simple commute.

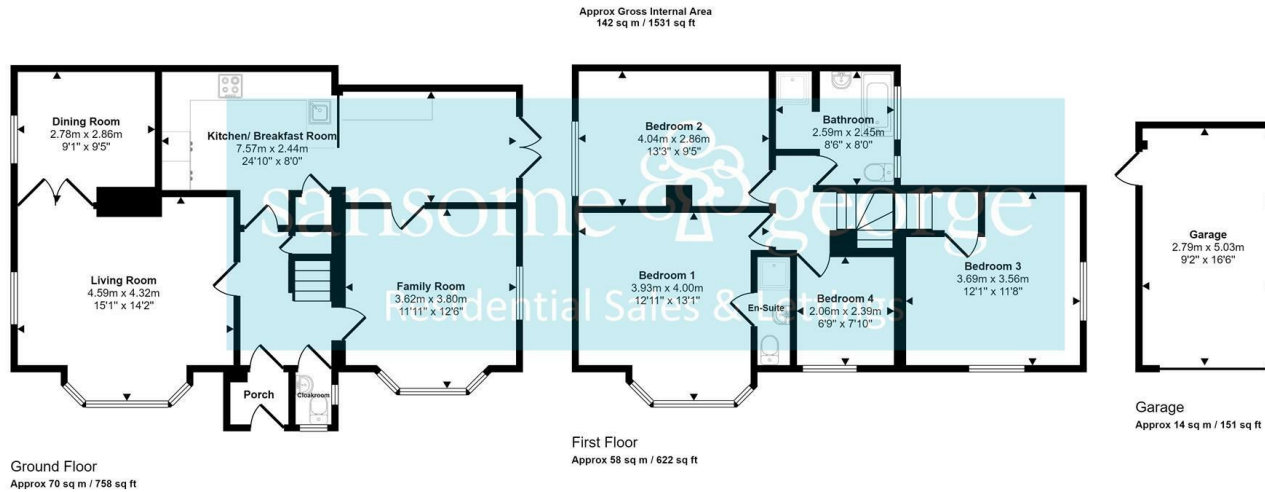
Enjoying a corner plot position and having been modestly extended, this generous home of 1531 sq. ft. (142 sq. m.) offers well proportioned and versatile accommodation throughout. With lawned garden with flower and shrub beds wrapping around the frontage. A block paved driveway provides parking for 2 vehicles and a secure gate gives access to the rear garden. The front door opens to an entrance porch with door opening to hallway with ground floor w/c and stairs rising to the first floor landing. This well planned home offers 3 reception rooms comprising of dual aspect living room with double doors leading to dining room, along with a separate dual aspect family room accessed from the hallway. The extended kitchen/breakfast room boasts French doors opening to the rear garden and is well appointed with a comprehensive range of units and includes a ceramic Belfast sink, integrated double electric ovens and ceramic electric hob, integrated fridge and freezer.

On the first floor there are 4 good sized separate bedrooms (3 double) serviced by a four piece bathroom with bedroom 1, benefitting from an ensuite shower room. Outside, to the rear of the property the garden is enclosed by wooden panel fencing and mature hedging. A sizable paved patio adjoins an area of lawn and a handy courtesy door opens to the garage. The single detailed garage with metal up and over door, light and power is approached via an additional driveway for 1 car.

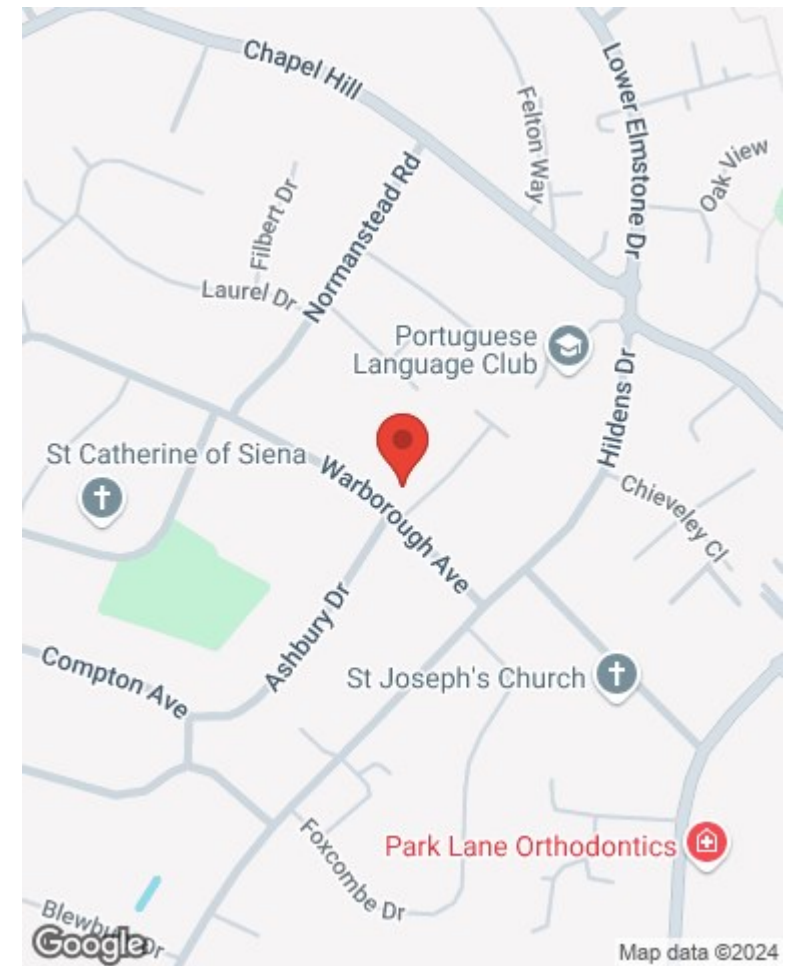
This spacious and versatile home must be seen to be appreciated. Please contact Sansome & George Estate Agents to schedule a viewing appointment or for any further information.

West Berkshire Council - Band E





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.

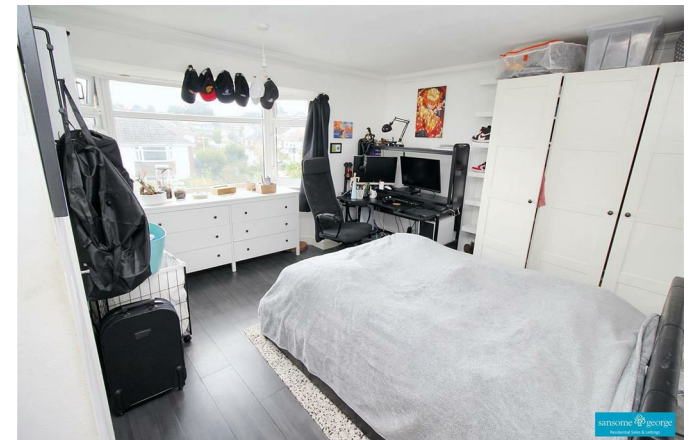


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	77

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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