



sansome  george

Westwood Grange, Westwood Row, Tilehurst, Berkshire, RG31 6LU
£850,000 Freehold

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Residential Sales & Lettings

- Unique Detached Family Home With Annexe (2 Separate Council Tax Bands)
- Living Room & Modern Kitchen Breakfast Room
- Three Bathrooms
- Gas Radiator Central Heating & UPVC Double Glazing
- Ample Off Road Parking With Gardens To Front & Rear

- Spacious Entrance Hall
- 3/4 Bedrooms (Optional Study)
- Sought After Non Estate Location
- Spacious 1 Bedroom Annexe With Conservatory
- Double Integral Garage

A rare opportunity to acquire a spacious family home with versatile split level living accommodation including a one bedroom Annexe on the lower ground floor.

Tilehurst village consisting of a wealth of local amenities, frequent bus services, highly regarded schools and Tilehurst railway station with excellent links to Central London and Paddington, are all easily accessible.

Entrance hall, front aspect living room, kitchen breakfast room, 3/4 bedrooms (optional study) family bathroom linked to bedroom one and an additional Jack and Jill shower room to both bedroom two and three.

The lower ground floor Annexe (council tax is banded separately) features a spacious living room leading to a conservatory and modern kitchen. Furthermore, the Annexe features a 20' x 16' bedroom with an ensuite shower room and direct access onto the patio area.

The Property benefits from gas radiator central heating and UPVC Double glazed windows.

The front offers a good sized driveway and raised garden area, leading to a double integral garage with light and power. Side aspect garden area with steps lowering to a fully enclosed rear garden with lawn, patio area and pathway leading to a timber shed, which is located behind the garages. Both garden areas are well stocked with mature shrubs and trees proving a great deal of seclusion.

Please contact sole selling agent to arrange a viewing or to request further information.

Council Tax, West Berkshire:

Main House - Band E

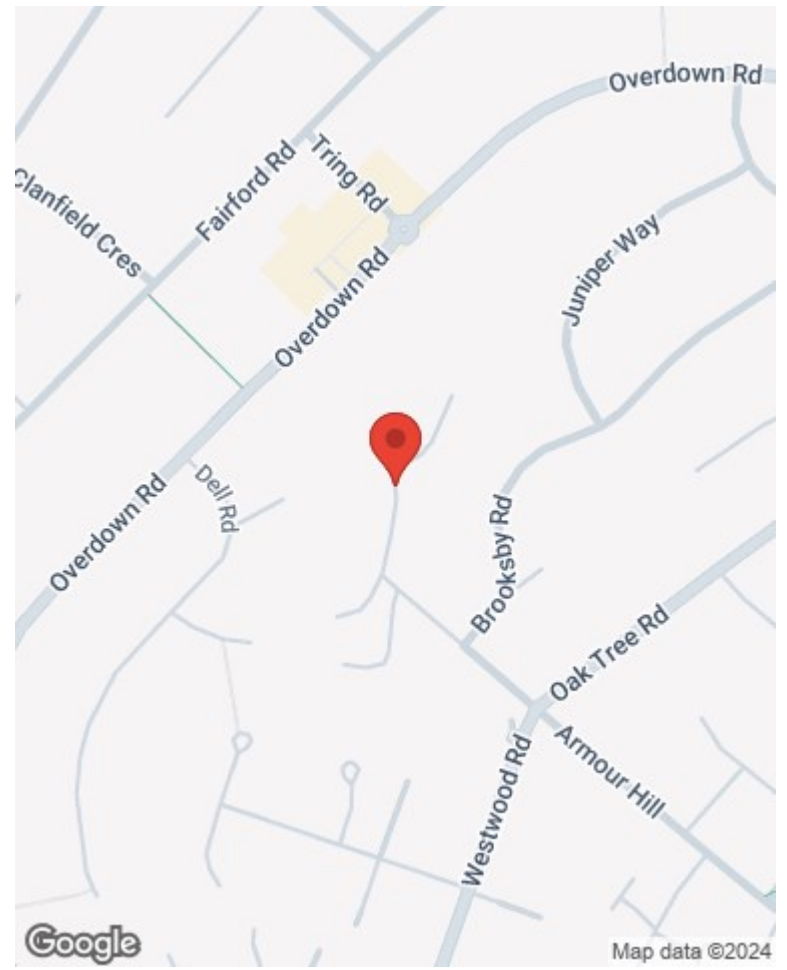
Annexe - Band A





Ground Floor
Approx 163 sq m / 1759 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 Snaggy 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	69	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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