



sansome  george

3 Westbrook Road, Reading, RG30 1LB
Guide Price £385,000 Freehold

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Residential Sales & Lettings

- Modestly Extended House
- Ample Driveway Parking
- Front Aspect Living/Dining Room
- Fully Tiled Ground Floor Bathroom
- 3 Piece Family Bathroom

- Versatile Accommodation with Option of 4 Bedrooms
- Low Maintenance Rear Garden
- Modern Fitted Kitchen
- 3 First Floor Bedrooms
- UPVC Double Glazing and Gas Central Heating

This modestly extended house is truly spacious and versatile offering flexible accommodation to suit a variety of needs and circumstances and could easily be adapted to provide a self contained Annexe (subject to consents). Local shops, reputable Schools, parks, woodland and Playgrounds plus regular Bus Services into Reading Town Centre all being conveniently located within very close proximity.

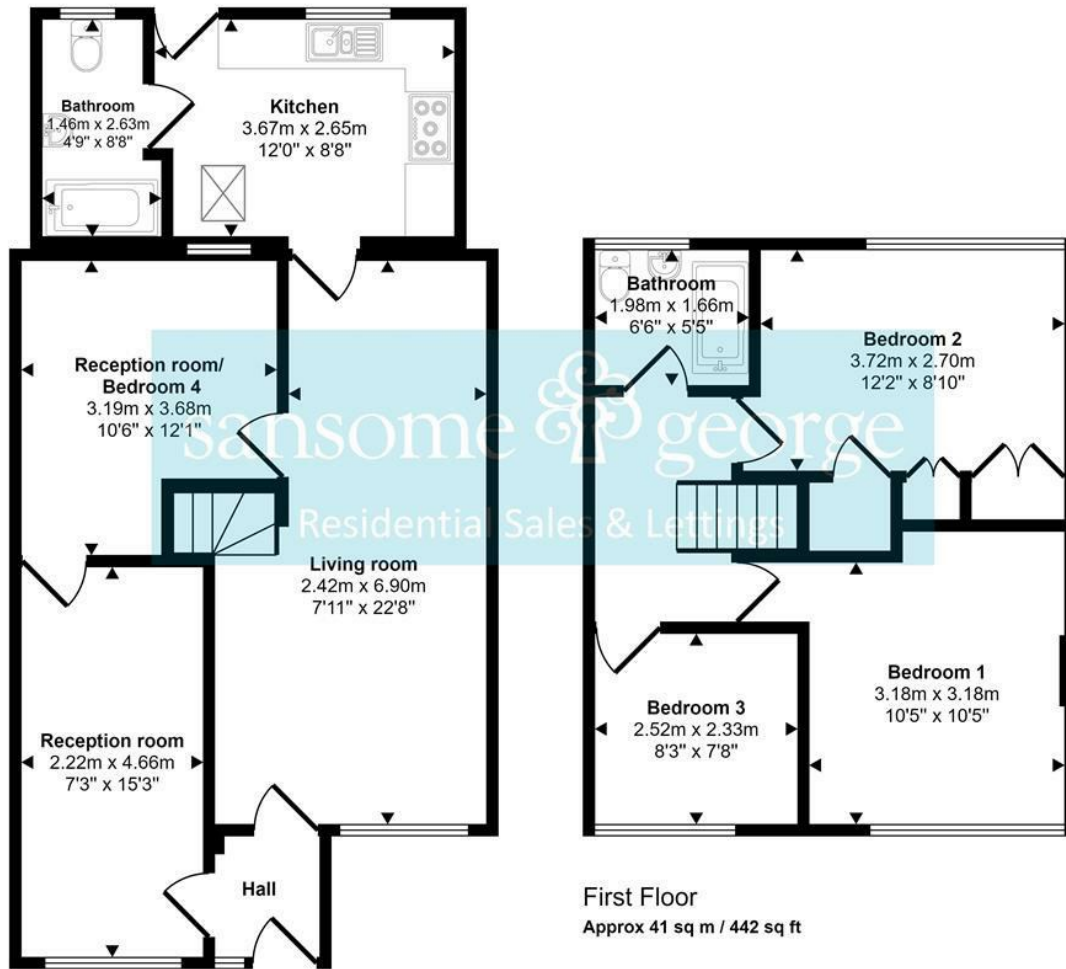
Approached via ample open driveway providing parking for at least 3 cars. The front door opens to an entrance hall with doors opening to a front aspect living/dining room where stairs rise to the first floor. A versatile reception room, this room leads through to another ground floor study/bedroom. From the main living room you can access the rear aspect modern kitchen onlooking to the garden and the fully tiled downstairs bathroom. On the first floor, a central landing services 3 good sized bedrooms and a 3 piece family bathroom which includes shower over bath. Outside, the low maintenance rear garden is enclosed by wooden fencing. The garden comprises of a large patio space perfect for entertaining with additional timber built sheds.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

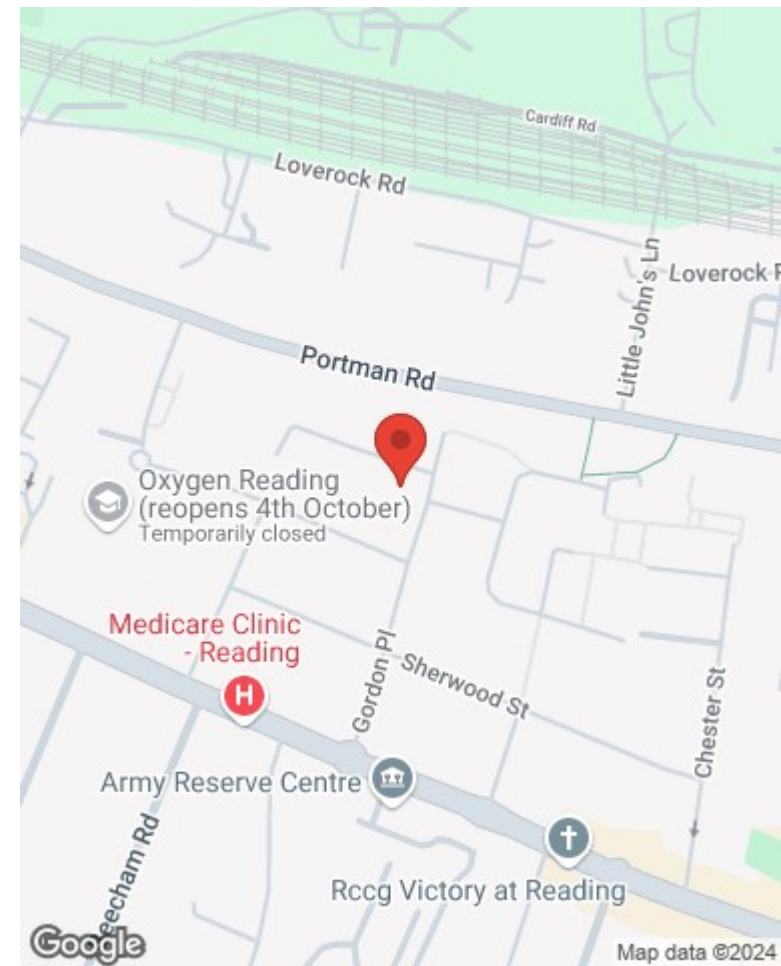
Reading Borough Council - Band C



Approx Gross Internal Area
101 sq m / 1088 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	69	83

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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