



sansome  george

65 Warley Rise, Tilehurst, Reading, Berkshire, RG31 6FR
Offers In Excess Of £350,000 Freehold

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Residential Sales & Lettings

- Two Double Bedroom End Terrace Home
- Rear Aspect Modern Kitchen
- Landscaped Rear Garden
- Cul-De-Sac Location
- UPVC Double Glazing
- Front Aspect Living Room
- Modern Bathroom
- Garage & Parking In Nearby Row
- Minutes Walk Of Local Shops
- Gas Radiator Central Heating

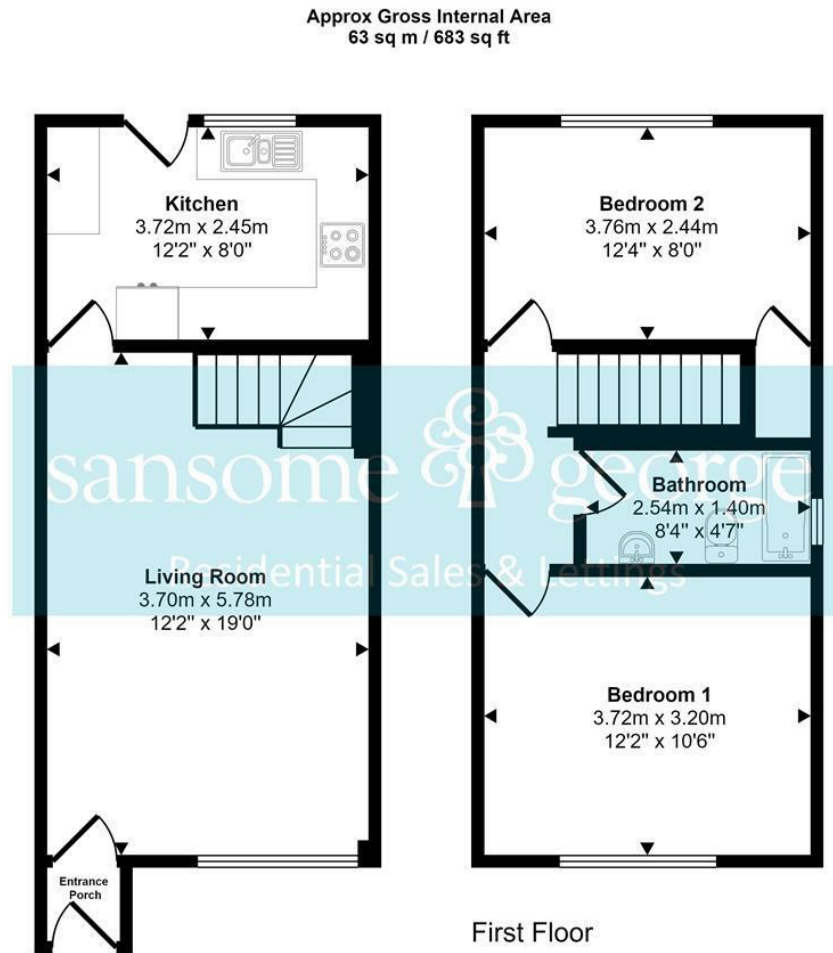
This very sought after 'Wimpey' built two bedroom end terrace home is ideally situated in a ever popular residential cul-de-sac and is within minutes walk of local Shops, Schools, regular bus service and playing fields with sports centre and social club. A beautiful stretch of The River Thames surrounded by miles of open countryside and Tilehurst train station (London Paddington, Reading Mainline, Oxford, Didcot) are both within approximately 1 mile and the neighbouring village of Pangbourne, Reading Town Centre or Junction 12 of the M4 motorway are all within a simple commute.

Being beautifully maintained throughout by the current owner, this home is approached via lawned frontage with flower/shrub beds with a path that continues to the front door, opening to entrance porch. This opens to a 19' front aspect living room with stairs rising to the first floor, and a door leading to the well appointed fitted rear aspect kitchen with UPVC door to rear garden. The stairs lead to landing with doors to two similar sized generous 'double' bedrooms and a modern fitted bathroom with side aspect window and heated towel rail. Other general notable features include gas fired central heating to radiators and UPVC double glazing throughout, (UPVC windows were installed in 2022). Outside, to the rear of the property, the well tended landscaped garden is another delightful feature of this sought after home. Being slightly wider than the average, the garden is fully enclosed by wooden fencing with mature hedging to one side. A paved patio spans the rear of the property with retaining sleeper walls, garden shed to the side and feature gravel bed with two steps leading up to a lawned garden with stepping stone path leading to an additional deck area and secure gated rear access to Knowsley Road. The single garage located at the end of a nearby row approached via block paved parking.

For more information or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents

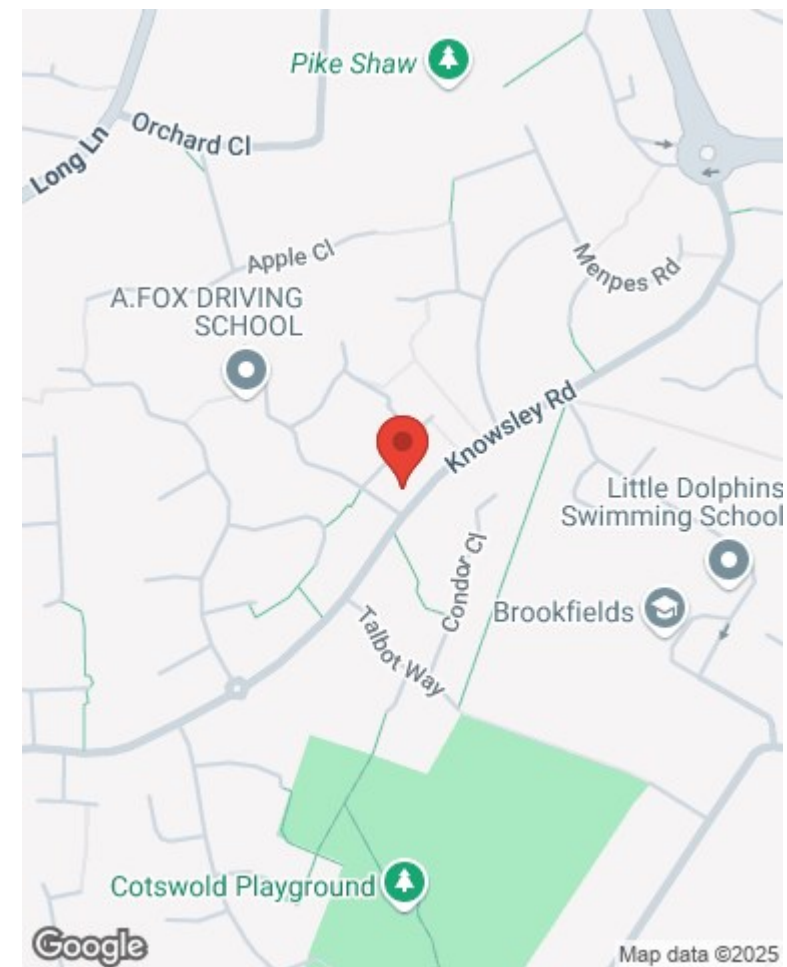
West Berkshire Council - Band C





Ground Floor
Approx 32 sq m / 344 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.

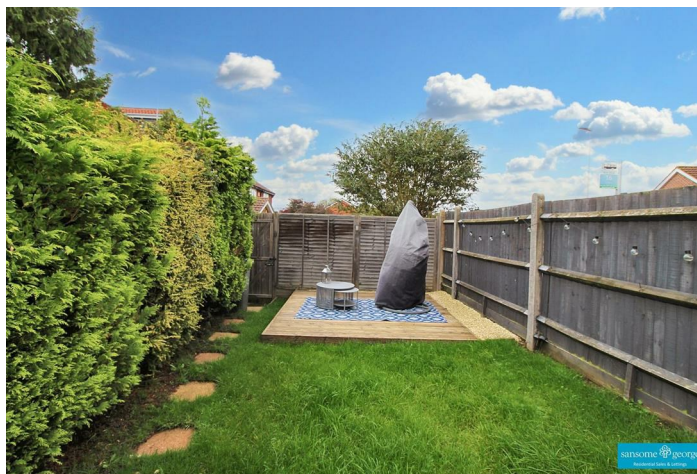


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	88

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

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