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31 Westwood Road, Tilehurst, Reading, RG31 5PL
Offers In Excess Of £675,000 Freehold

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Residential Sales & Lettings

- Substantial Chalet Detached House
- Re-fitted Ground Floor Shower Room
- Modern Kitchen and Utility Room
- Separate First Floor Bathroom
- Ample Driveway Parking and frontage

- South West Aspect Sun Room
- Spacious Living / Dining room
- 4 Double Bedrooms
- Sizable Well Tended West Facing Rear Garden
- Gas Central Heating & UPVC double Glazing

This substantial four/five bedroom chalet detached home of over 1800 sq ft (168 sq m) offers flexible and versatile accommodation of great proportions enhanced by great natural light throughout. Occupying an established and generous plot, the property is ideally situated on the centre of Tilehurst hence within striking distance of a wealth of amenities to include Cafes, Shops, Supermarkets, Post Office, Chemists, Doctors Surgery, Pubs, Restaurants and take aways as well as being on several regular bus routes and within highly sought after Primary and Secondary School Catchments. Reading Town Centre, Calcot Retail Park and the M4 Motorway are all conveniently within a short commute.

Finished and maintained to an excellent standard throughout, the property is screen behind an established trees/hedging with open driveway providing parking for several vehicles with secure gated access to the side of the property. The front door opens to a generous central hallway with an area of vaulted ceiling over the stairs rising to a first floor landing. With a majority of the rooms benefitting from large windows promoting natural light, ground floor accommodation comprises of front aspect Study/bedroom, Bedroom 1 with fitted wardrobes, a refitted Shower room, modern Kitchen and utility room with integrated appliances, ample storage, stone work top space and walk in pantry. The kitchen/utility room opens to the integral garage at the front of the home also to the separate downstairs WC and craft room/bedroom 5 at the rear, off of the central hall way you have access to the sizeable dining room and living room, leading through to the sun room featuring a new roof. On the first floor, the landing has doors to 2 further well proportioned double bedrooms all measuring in excess of 13' which are serviced by a separate Bathroom.

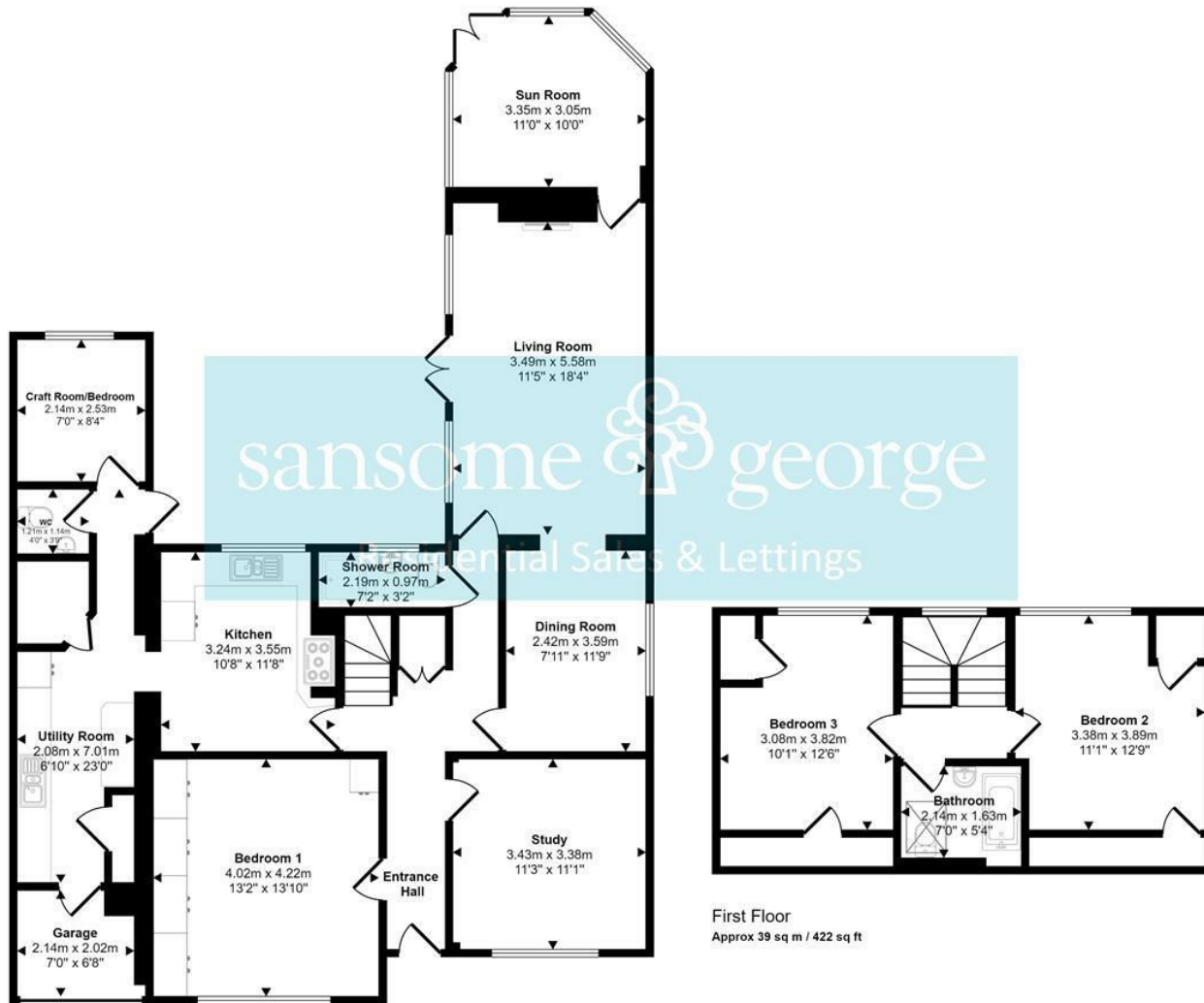
Outside, to the rear of the property, the lovely established and landscaped garden is enclosed by wooden fencing and boasts a favourable westerly aspect making it another outstanding feature of this superb home. A practical patio area with storage shed/workshop (with light and power) to the side of the property opens to a large paved patio spanning the rear of the property with paved path to a well tended lawned garden with various shrubs, mature trees and flower beds with a handy end of garden shed.

Properties of this calibre rarely come to the open market hence early interest is anticipated. Please contact Sansome & George Estate Agents to discuss this excellent home in more detail or to schedule a viewing appointment at your earliest convenience.

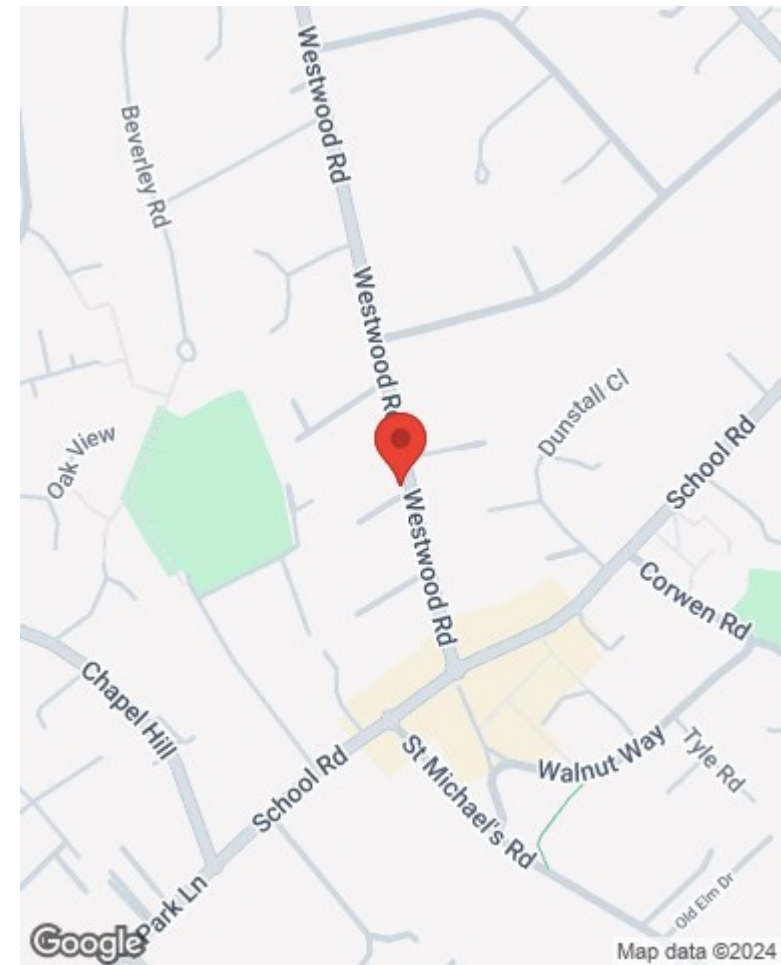
Reading Borough Council - Band D



Approx Gross Internal Area
164 sq m / 1762 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	56	74

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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