



17 Weald Rise, Tilehurst, Reading, Berkshire, RG30 6XB
£675,000 Freehold

sansome & george
Residential Sales & Lettings

- Characterful 4 Bedroom Extended Detached Home
- Bay Fronted Living Room
- Impressive Open Plan Kitchen Diner
- Gas Radiator Central Heating
- Integral Garage & Driveway Parking
- Entrance Hall, Ground Floor WC & Utility Room
- Family Room & Study
- Family Bathroom
- Sizeable Enclosed Rear Garden
- No Onward Chain

A well presented four bedroom extended bay fronted detached character home located in a popular residential area with good access to frequent bus services, Waitrose supermarket, along with being in close proximity to Tilehurst railway station with links to central London and Oxford. Riverside walks along the banks of the Thames, local shops and leisure facilities, are also found nearby.

Accommodation comprises entrance hall, ground floor WC, bay fronted living room, family room leading to a rear aspect open plan kitchen diner with bifold doors leading directly onto the garden, utility room and study.

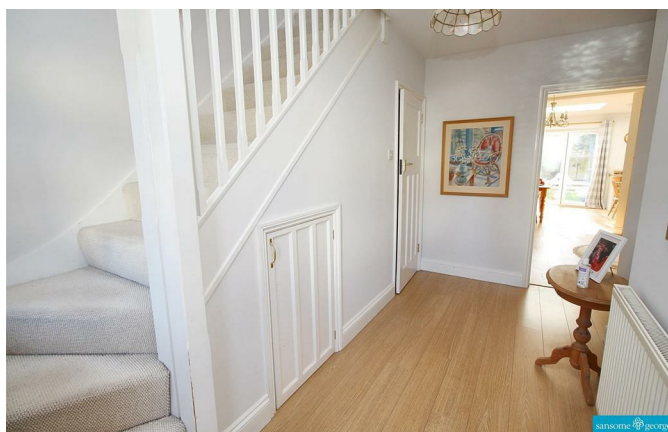
A turning staircase leads to a spacious landing with room for an additional study area along with servicing four good sized bedrooms, featuring an en-suite bathroom to bedroom one and a family bathroom.

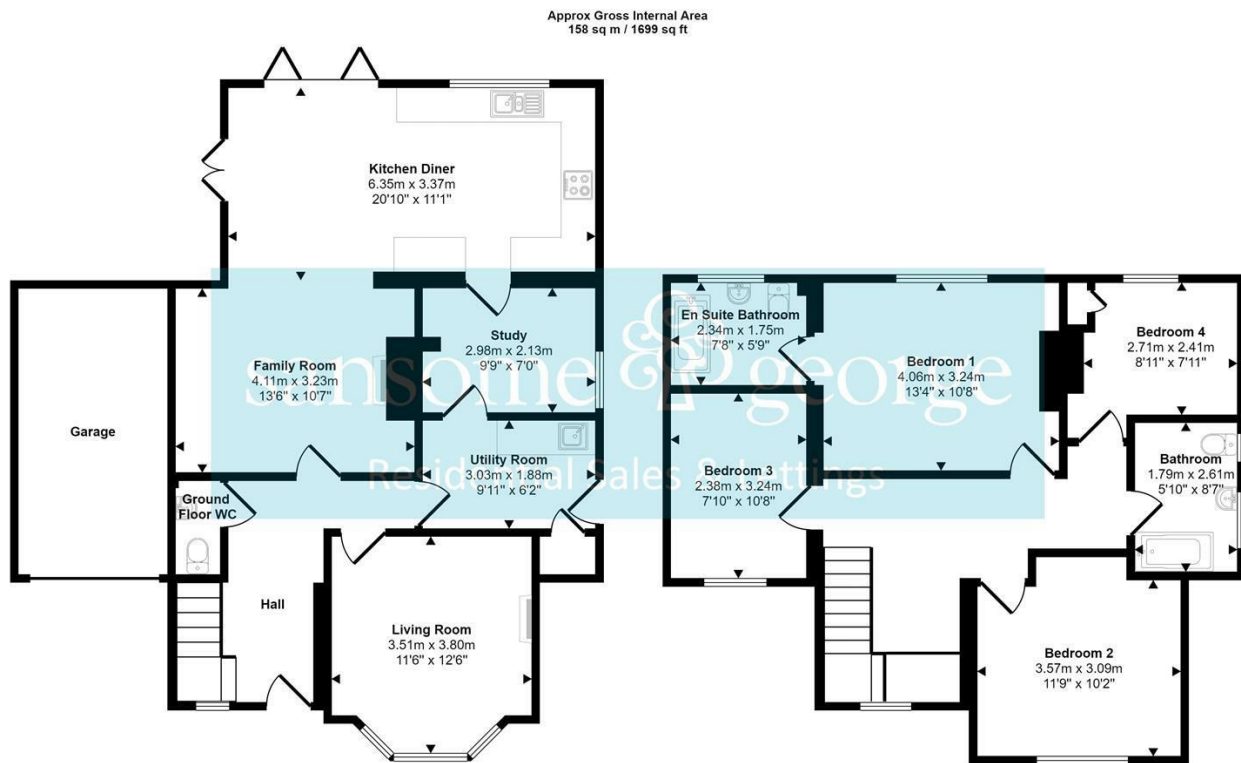
The property features UPVC double glazed windows, and gas radiator central heating.

To the front offers driveway parking for two vehicles and an integral garage with light, power and a courtesy door to a good sized rear garden which is mainly laid to lawn with various shrubs and trees, two patios, decked area and sunken garden pond.

Please contact Sansome & George Tilehurst office to arrange a viewing.

Council Tax - Reading Borough Council - Band E

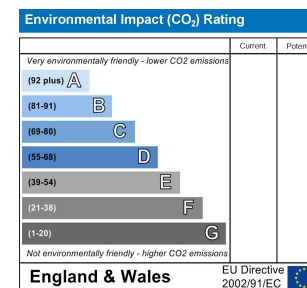
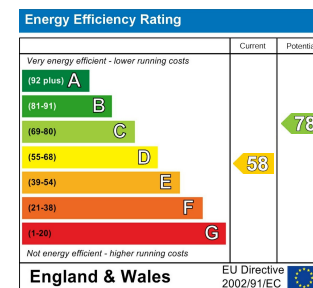
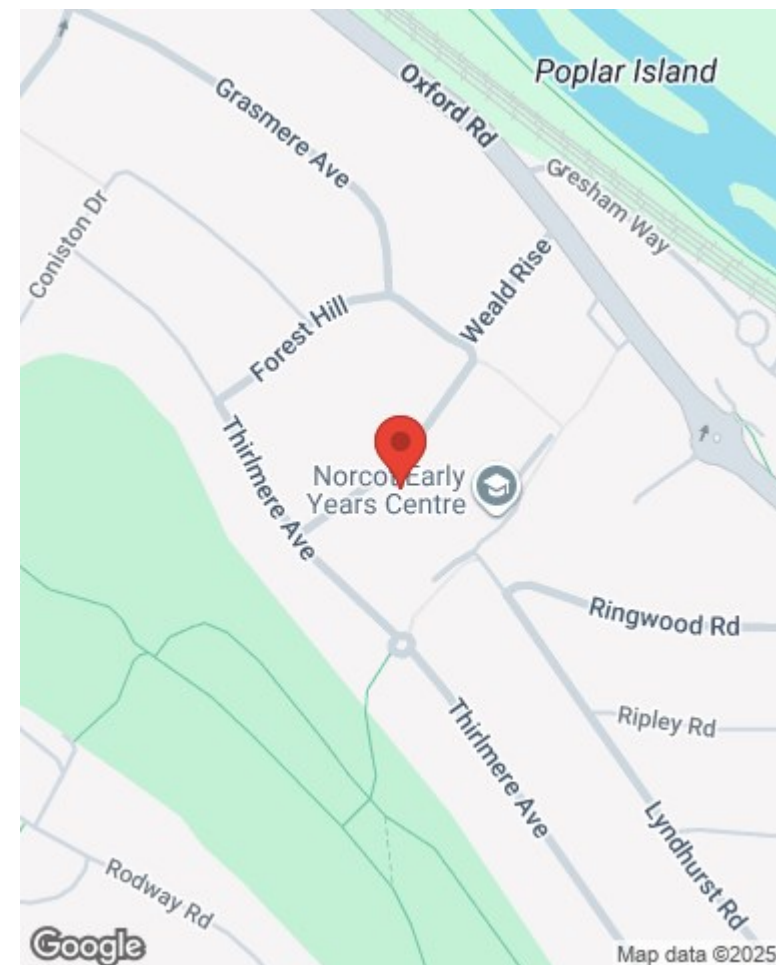




Ground Floor
Approx 89 sq m / 962 sq ft

First Floor
Approx 68 sq m / 737 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.



Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



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

sansome  george
Residential Sales & Lettings