



4 Goodliffe Gardens, Tilehurst, Reading, RG31 6FZ
Guide Price £650,000 Freehold

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Residential Sales & Lettings

- 'Wimpey' Built Detached House Of 1670 sq. ft. / 155 sq. m. Including Garage
- Entrance Hall With Cloakroom
- Fitted Kitchen
- 4 Bedrooms, En-suite To Bedroom 1
- Well Tended Southerly Aspect Landscaped Rear Garden
- Leafy Cul-De-Sac Location Close Amenities Including Train Station
- Living Room Opening to Dining Room
- Versatile Seperate Family Room
- Modern Bathroom
- Garage & Driveway Parking

Located in a well regarded and leafy cul-de-sac towards the western fringes of the suburb of Tilehurst, this 'Wimpey' built detached home is ideally situated being close to a host amenities to include popular primary and secondary schools, regular bus services, Tesco Express, local Sports & Social Club, plus miles of open countryside as well as The River Thames in an area of outstanding natural beauty in neighbouring Purley, all of which are conveniently within minutes walk. Tilehurst train station (Reading main line, London Paddington, Oxford, Didcot) is under 1 mile away as is the neighbouring Thames side village of Pangbourne with a further range of shops, cafes, restaurants etc. The M4 motorway is a simple commute by car as is Reading Town Centre which is circa 4 miles to the east.

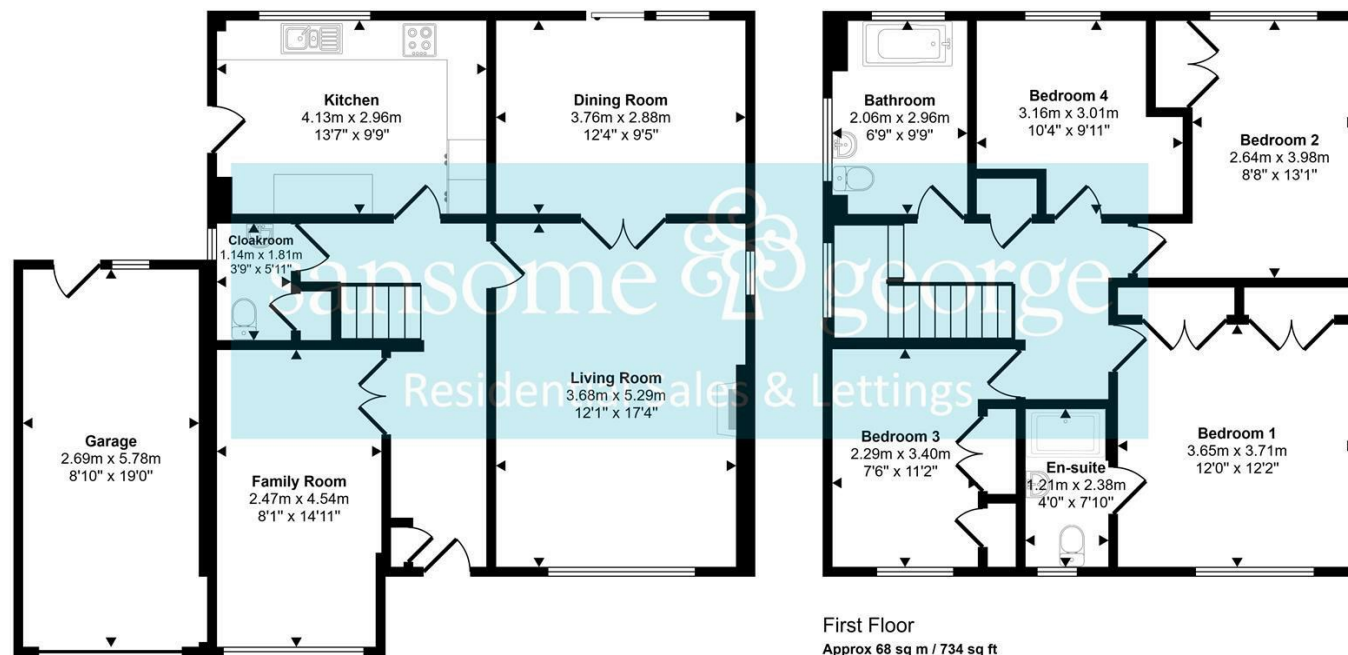
This detached home of 1670 sq. ft. / 155 sq. m. (including garage) is approached via a lawned frontage with driveway providing access to single garage and useful secure side gate to the rear garden. There is a covered porch over the front door which opens to a spacious entrance hall where stairs rise to the first floor, double doors open to a versatile front aspect family room and doors also lead to a handy cloakroom, a rear aspect fitted kitchen with breakfast bar and door to garden, and a separate dual aspect living room with feature open fireplace and opening to dining room with patio doors opening the rear garden. The spacious first floor landing services four good sized bedrooms and a modern bathroom. Bedroom 1 boasts two double wardrobes and a re-fitted fully tiled en-suite shower room with front aspect window and heated towel rail. Outside, the south facing rear garden is well maintained and landscaped to provide a paved patio spanning the rear of the property and continues to the side to give a second seating area where a courtesy door leads to the garage. 3 steps lead up to a lawn with a gradual gradient with planted flower/shrub beds and established trees and hedging which provides a good level off seclusion.

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

West Berkshire Council - Band F

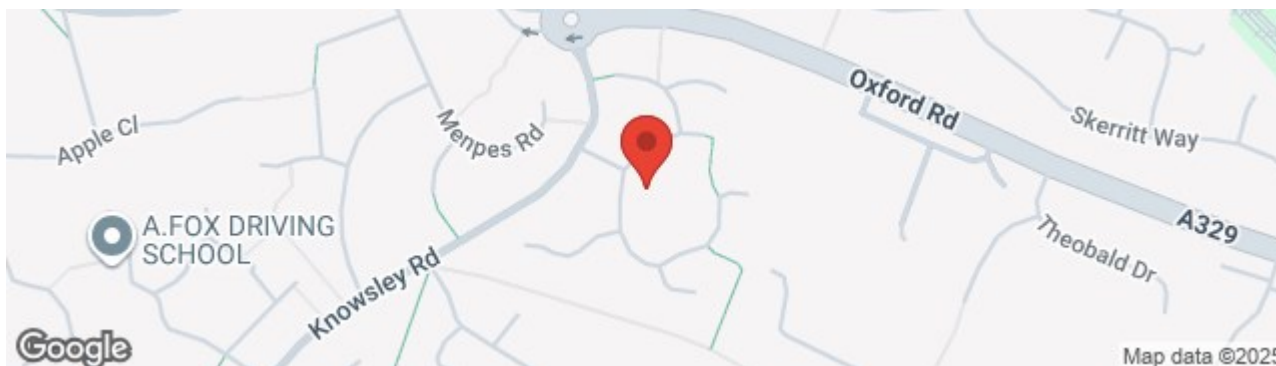


Approx Gross Internal Area
155 sq m / 1670 sq ft



Ground Floor
Approx 87 sq m / 936 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.

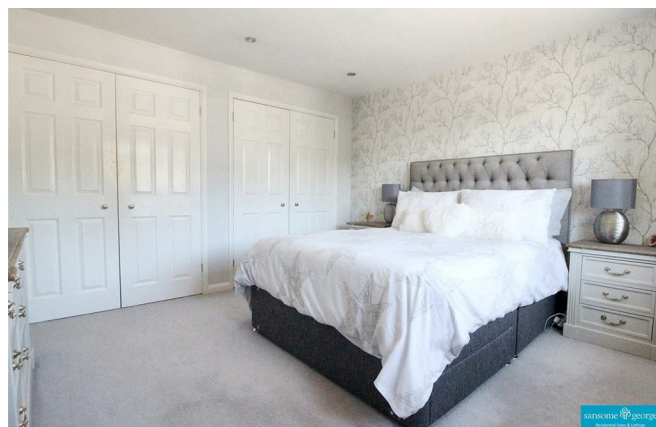


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

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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