



Resvoir Reading Road, Burghfield Common, Reading, RG7 3BT
£500,000 Freehold

sansome & george
Residential Sales & Lettings

- Detached Bungalow
- Detached Garage
- Open Plan Kitchen Diner With Snug
- Bedroom With ensuite
- Landscaped Rear Garden
- No Onward Chain
- Dual Aspect Living Room
- Utility Room And Pantry
- 4 Piece Bathroom
- Gas Fired heating And Double Glazing

A very well presented extended two bedroom detached Bungalow located in a favourable position on Reading Road is offered with no onward chain.

This home benefits from being in the catchment for two good primary schools in Burghfield Common and Ufton Nervet with good access to the M4 and the nearby train stations. Within the village there are many amenities including schools, green grocers, café, pet shop, bakery, chemist, health centre, post office, parks and the leisure centre with a gym and swimming pool. There is also access to wonderful countryside spaces and walks.

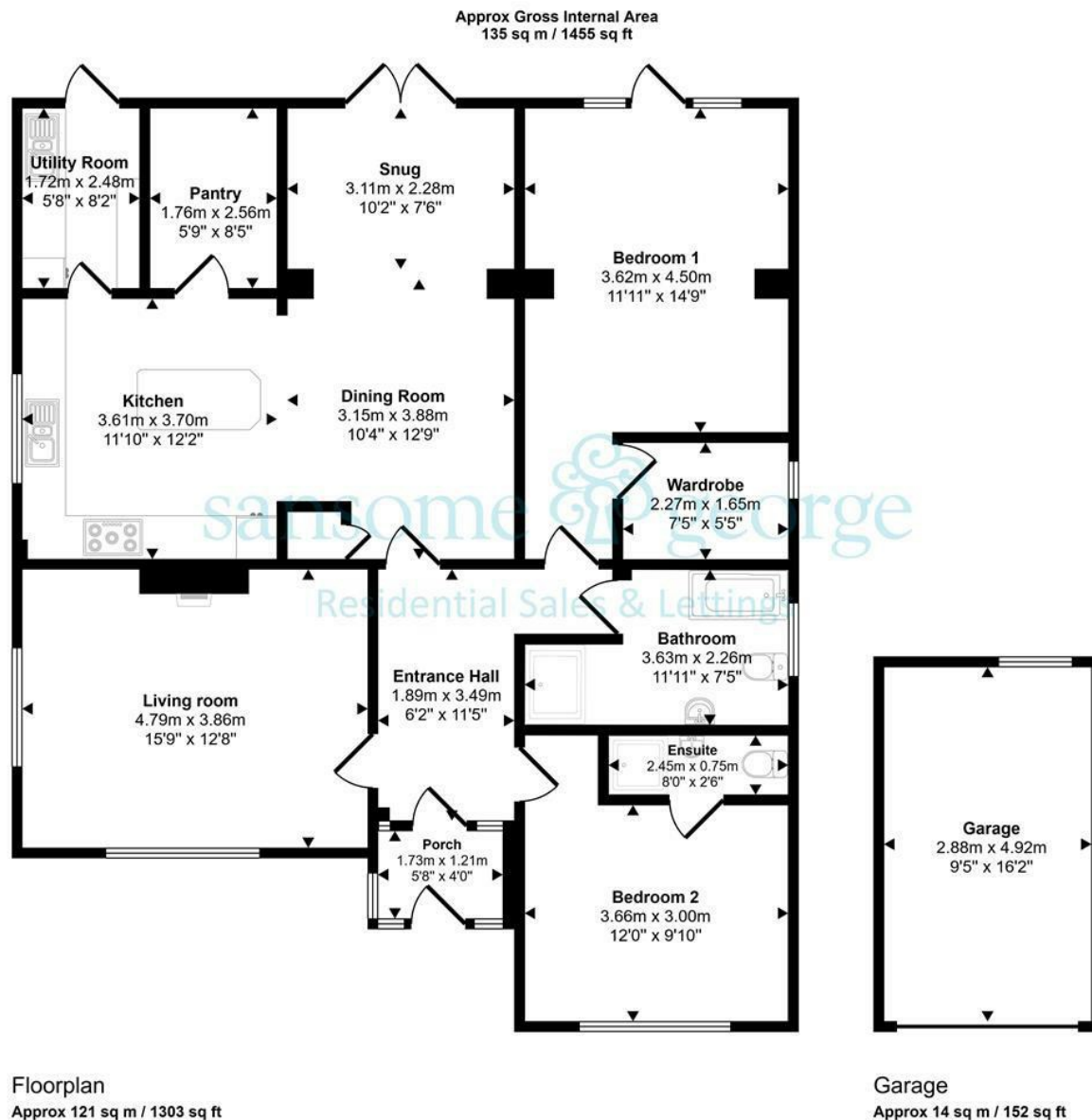
Accommodation comprises of a porch leading into your spacious entrance hall which has access to; the dual aspect living room with fireplace, modern open plan kitchen diner featuring a utility room and walk in pantry, rear aspect snug, master bedroom with ensuite, second bedroom with walk in wardrobe and a separate well-appointed 4 piece bathroom boasting a large roll top bath.

Other benefits include gas radiator central heating, UPVC double glazed windows.

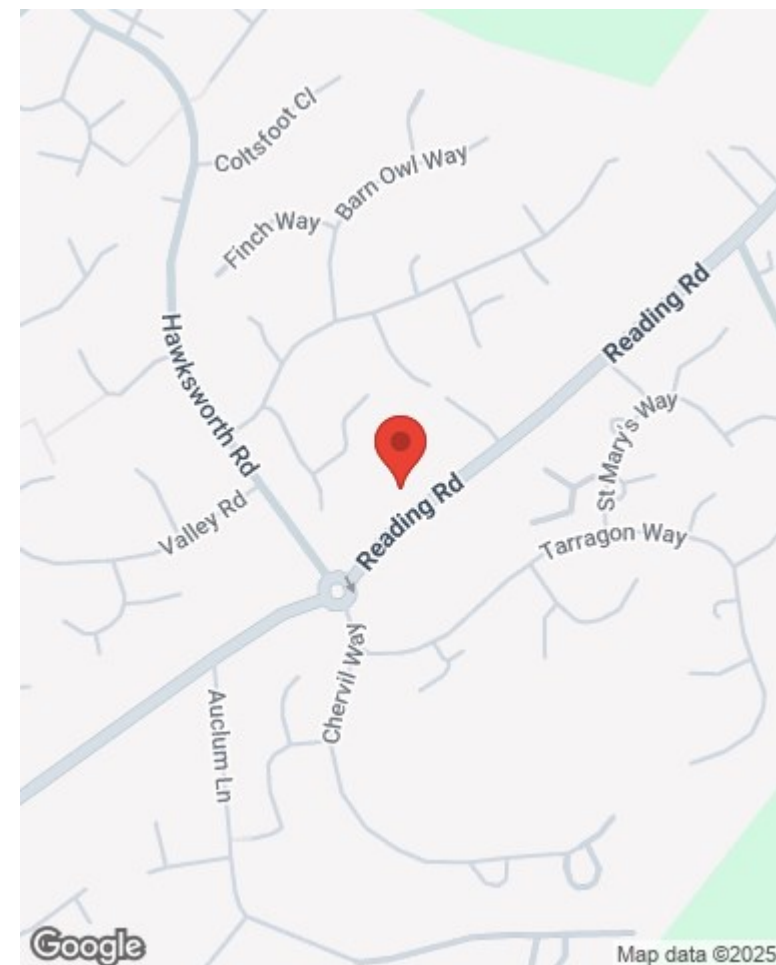
To the rear is a well-established and secluded garden which is stocked with various flowers, shrubs and trees as well as a new patio. The front has driveway parking for ample vehicles, flower border and mature hedge providing seclusion. The property is further complemented by a detached Garage and side access on both sides of the home.

Please contact Sansome & George Residential Sales Tilehurst office to book a viewing or request further information.
Council Tax Band E - West Berkshire.





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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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