



43 Goodliffe Gardens, Tilehurst, Reading, Berkshire, RG31 6FZ
£695,000 Freehold

sansome & george
Residential Sales & Lettings

- 4 Bedroom Wimpy Built Detached Home
- Front Living Room & Separate Dining Room
- Refitted Kitchen
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Well Maintained Gardens
- Hall & Ground Floor WC
- Study
- En Suite bathroom to Bedroom 1 & Family Bathroom
- Detached Double Garage With Light, Power & Access To Garden
- Sought After Cul-de-sac Location

A very well presented four bedroom Wimpy built detached home located in a sought after cul-de-sac within the ever popular Westwood Fields development. Situated on the western fringes of Reading, this fine home neighbours Tilehurst and Pangbourne Village, which hosts a wealth of local independent shops and businesses. Miles of open countryside, riverside walks, community barn, local sports and socials clubs with excellent recreational facilities are all minutes away.

Highly regarded schools including Long Lane, Westwood Farm, Downsway and Purley Infants, local shops, frequent bus services to Reading town centre and Tilehurst railway station with links to central London and Oxford, are all easily accessible.

Accommodation comprises entrance hall, ground floor WC, front aspect living room with feature box bay window and fireplace, separate dining room, study and a refitted kitchen with two sinks.

Stairs lead to a first floor landing area which services four very well proportioned double bedrooms, which features an en suite bathroom to bedroom one and a spacious family bathroom.

The property benefits from gas radiator central heating and UPVC double glazed windows.

To the front there is a garden mainly laid to lawn, ample driveway parking, double detached garage with light, power and a courtesy door leading to the rear garden which is very well maintained and stocked with various flower and shrub borders, greenhouse, cold water tap and gated side access.

Please contact Sansome & George Tilehurst to arrange a viewing.

Council Tax Band G - West Berkshire.



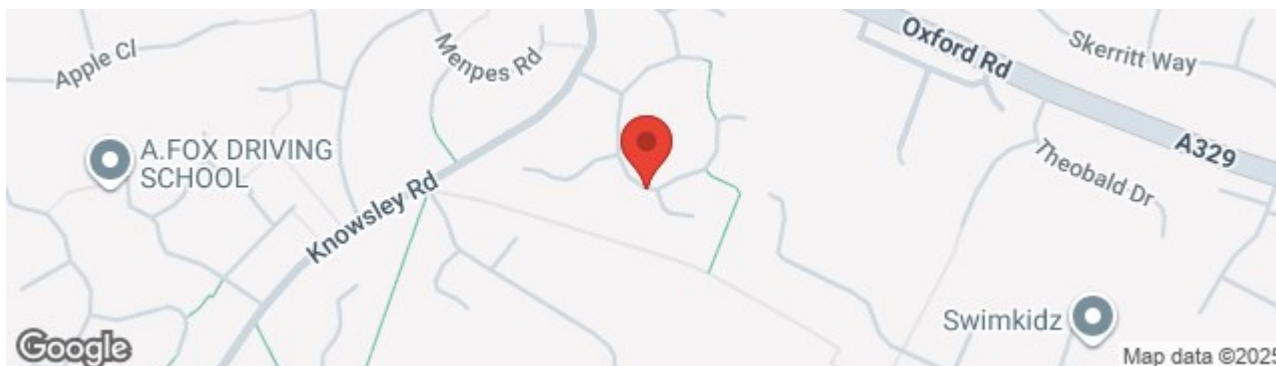


Approx Gross Internal Area
167 sq m / 1797 sq ft



Denotes head height below 1.5m

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.

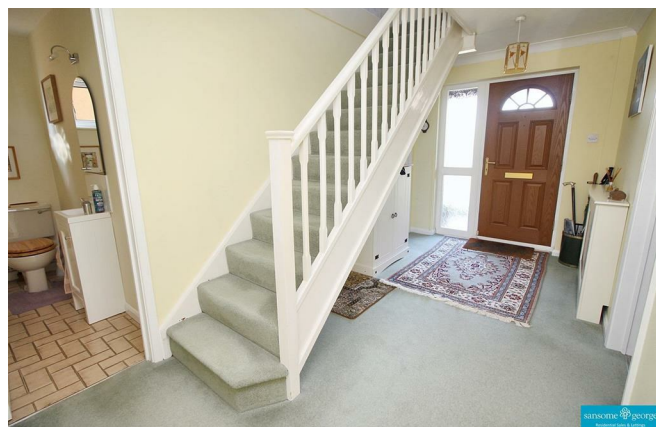


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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