



30 Devonshire Gardens, Tilehurst, Reading, Berkshire, RG31 6FW
£625,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Wimpy Built Extended Detached Home
- Rear Aspect Kitchen & Separate Family Room
- Family Bathroom
- UPVC Double Glazed Windows
- Enclosed Rear Garden With Side Access

- Hall, Ground Floor WC & Utility
- Spacious Living Room & Dining Room
- Gas Radiator Central Heating
- Attached Garage & Driveway Parking
- Sought After Location Within The Westwood Fields Development

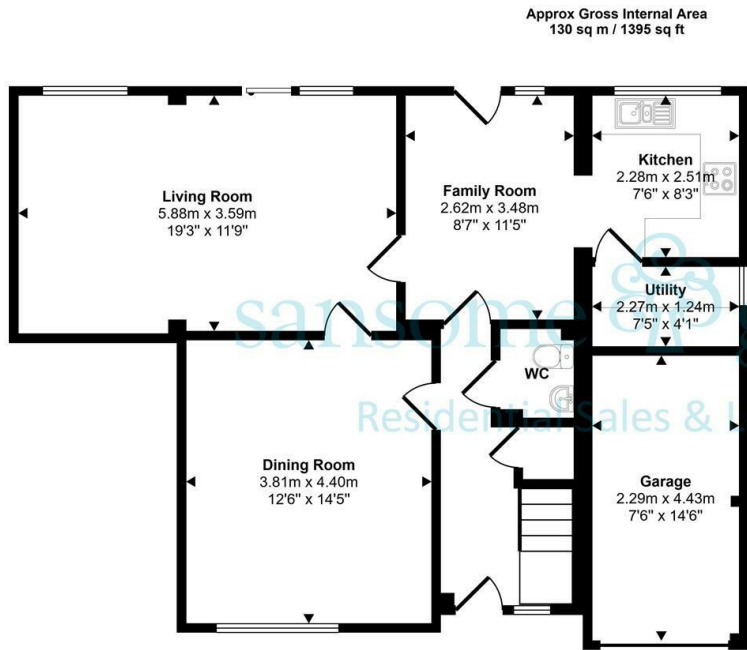
A beautifully presented four bedroom Wimpy built family home dating from the 1980s, thoughtfully extended with two single storey rear additions and occupying a wonderful secluded corner plot in a highly desirable location between Pangbourne and Tilehurst villages. The property is ideally positioned within easy reach of local shops, highly regarded schools, Sulham Woods and miles of surrounding countryside, whilst Tilehurst railway station provides excellent commuter links to Paddington and central London. Both Pangbourne and Tilehurst offer an excellent range of amenities including restaurants, cafes, pubs, and everyday conveniences.

The accommodation is spacious and well balanced throughout, making it ideally suited for modern family living. The welcoming entrance hallway leads to a ground floor WC and a generous front aspect dining room, perfect for formal entertaining and family gatherings. To the rear of the property is a superb living room together with a separate family room, both enjoying pleasant views over the garden and direct access outside, creating an excellent connection between the indoor and outdoor spaces. The kitchen is well positioned alongside a useful utility room providing additional storage and laundry space. On the first floor there are four well proportioned bedrooms together with a family bathroom, offering flexible accommodation for growing families or those working from home. Further features include gas radiator central heating, UPVC double glazing throughout and a fitted security alarm system for added peace of mind.

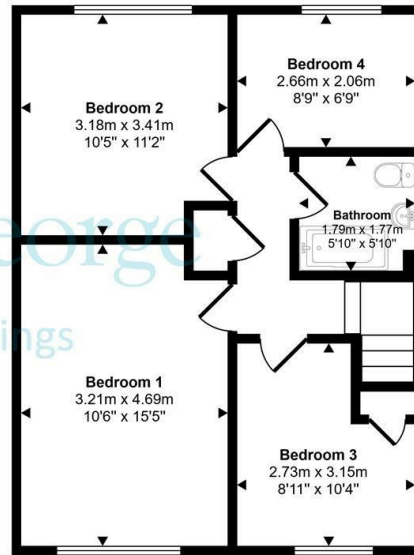
Externally, the property enjoys a particularly attractive and private corner plot. To the front there is driveway parking leading to an attached garage with metal up and over door, light, and power, together with a lawned frontage. Gated side access leads to the enclosed rear garden which is predominantly laid to lawn and beautifully screened by mature shrubs and established trees, providing a high degree of privacy and seclusion. A patio area offers an ideal space for outdoor dining and entertaining during the warmer months.

Council Tax Band E – West Berkshire.



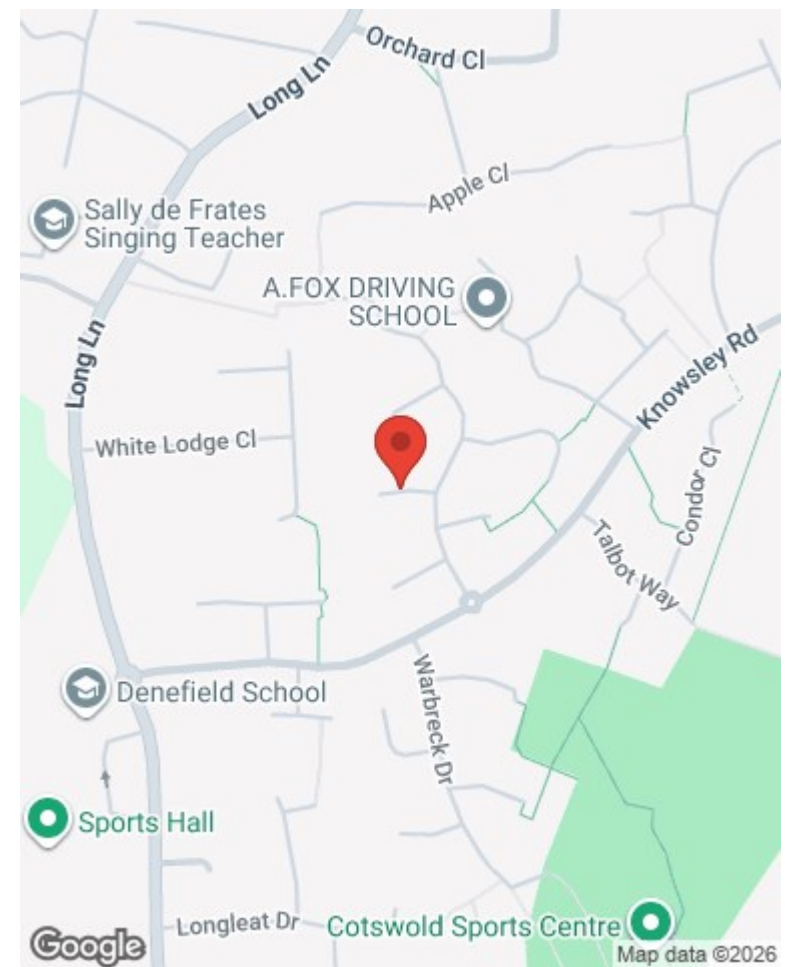


Ground Floor
Approx 80 sq m / 858 sq ft



First Floor
Approx 50 sq m / 537 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		

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		

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