

**sansome
& george**



Blossom House Blossom Lane, Theale

In Excess of £480,000

Blossom House Blossom Lane

Theale

Presenting a fantastic opportunity for buyers seeking a home with potential, this three bedroom detached property offers spacious accommodation and is ideally suited to those wishing to modernise and create a residence tailored to their own tastes. Approached via a driveway, the property welcomes you into a central hallway that provides access to the ground floor rooms. The living room is well-proportioned, offering ample space for comfortable seating and entertaining, while the kitchen and breakfast room is positioned to the rear, providing a practical area for both family meals and culinary preparation. The ground floor also benefits from a convenient downstairs W.C, adding to the practicality of the layout. Upstairs, the property features three bedrooms, each offering good proportions and flexibility for use as sleeping accommodation, a study or dressing room as required. The family bathroom serves all bedrooms and provides scope for updating and personalisation. A particular feature of this home is the detached outbuilding (ideal for use as a workshop, home office or studio, subject to requirements), which significantly enhances the versatility of the property. While the home does require modernisation throughout, it represents an excellent blank canvas for those looking to implement their own decorative and design ideas, whether as a family home or an investment opportunity. The property's layout and proportions lend themselves to a variety of configurations, and the inclusion of a driveway ensures convenient off-road parking. Located within a popular residential area, this detached home offers easy access to local amenities, schooling and transport links, making it a practical choice for families, professionals or investors alike. With its combination of spacious interiors, flexible accommodation and a detached outbuilding, this property is bursting with potential for transformation. Early viewing is highly recommended to appreciate the scope and possibilities that this home presents. For further information, or to arrange a viewing, please contact our office and a member of our team will be delighted to assist.

Council Tax band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







Blossom House Blossom Lane

Theale

- 3 Bedroom detached home
- Hallway
- Downstairs W.C
- Living room
- Kitchen / Breakfast room
- 3 Bedrooms
- Bathroom
- Detached outbuilding
- Garden
- Driveway



**sansome
& george**

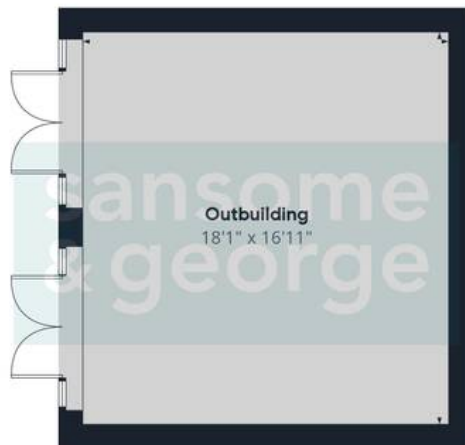




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1398 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Sansome & George

Merlin House, Brunel Road, Berkshire – RG7 4AB

0118 9078 111 • www.sansomeandgeorge.co.uk/