



sansome & george

24 Menpes Road, Tilehurst, Reading, RG31 6GF
£540,000 Freehold

sansome & george
Residential Sales & Lettings

- 'Wimpey' Built Detached House
- Single Garage & Driveway Parking
- Well Presented Throughout
- Living Room, Dining Room, Conservatory
- 4 Well Proportioned Bedrooms
- No 'Onward Chain' Complications
- Desirable Cul-De-Sac Position Close To Amenities
- Entrance Hall & Cloakroom
- Well Appointed Fitted Kitchen
- Landscaped Rear & Side Gardens

Offered for sale with the added advantage of no 'onward chain' this well presented Wimpey built detached home is located in a desirable cul-de-sac within the westwood fields area, on the western fringes of Tilehurst, bordering Purley-on-Thames. This ideal situation is conveniently close to green spaces, reputable local primary and secondary schools, Tesco Express, sports centre and gyms plus frequent bus services into Tilehurst Village and Reading Town Centre. Tilehurst railway station, proving links to central London and Oxford along with Pangbourne village and its wealth of amenities, are both easily accessible each being circa 1 mile away.

Beautifully maintained throughout, the property enjoys a corner plot which envelopes around the property. A paved path leads to the front door which opens to a useful entrance hall with ground floor cloakroom has a door opening to a generous living room where stairs rise to the first floor, a large arch leads to the dining room with front aspect bow window, and French doors open to a large conservatory overlooking the landscaped rear garden. The well appointed kitchen features ample 'shaker style' high and low level cupboards with oak block work surface space and integrated gas hob and electric oven. A door from the kitchen opens to a second conservatory room which links to the main conservatory and also has a door to the garden. To the first floor are four well proportioned bedrooms which are serviced by a fully tiled shower room and all accessed via the front aspect landing. Further general notable benefits include gas radiator central heating and UPVC double glazing throughout.

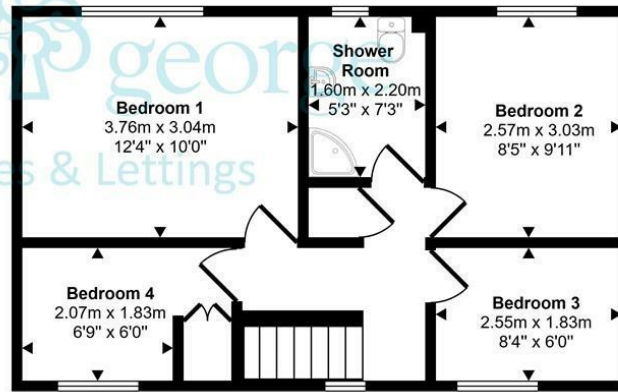
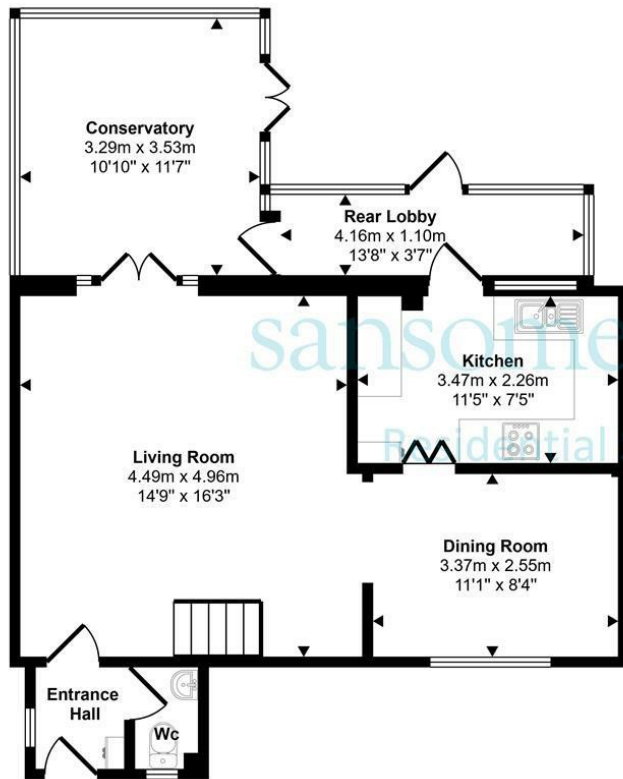
Externally, the landscaped rear garden includes a full width paved patio with flower/shrub beds and leads to a south westerly lawned area to the side, enclosed by wooden fencing with a gate leading to the front and flower/shrub beds to borders. Steps from the patio also lead down to an area of gravel where a courtesy door leads to the single garage, which has light and power. Additional gated side access leads to driveway which provides parking for 2-3 vehicles.

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

West Berkshire Council - Band E



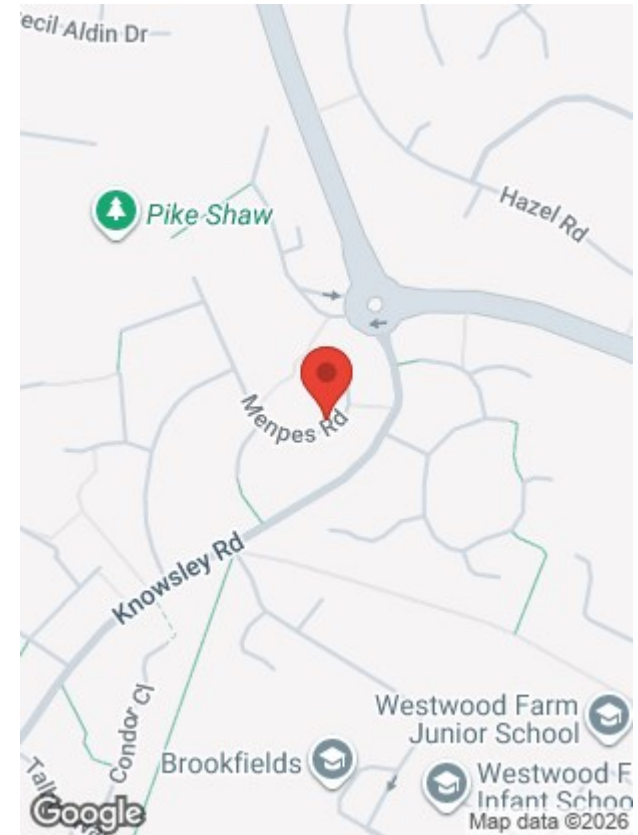
Approx Gross Internal Area
104 sq m / 1123 sq ft



First Floor
Approx 41 sq m / 445 sq ft

Ground Floor
Approx 63 sq m / 678 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	

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