



sansome & george

36 Clayhill Road, Burghfield Common, Reading, RG7 3HE
Guide Price £475,000 Freehold

sansome & george
Residential Sales & Lettings

- Well Maintained Extended Detached Bungalow
- 45' (14m) Frontage With Ample Driveway & Carport
- Spacious Hallway Accessing All Rooms
- Modern Fitted Kitchen
- 2 Further Double Bedrooms

- No 'Onward Chain' Complications
- Secluded Southerly Aspect Rear Garden
- Dual Aspect Living Room With Fireplace
- Versatile Study / Bedroom 3
- Modern Bathroom With Shower Over Bath

Ideally situated in the heart of this well connected and sought after village surrounded by countryside, this extended detached bungalow is offered with the advantage of no 'onward chain'. With a bus stop almost outside and a parade of shops to include 'Co-Op' within sight, this well maintained home is also within close proximity of a wealth of other local amenities to include Willink Leisure Centre and reputable schools, The property is under 4 miles from a train station in the neighbouring village of Mortimer and only circa 9 miles by road from Reading town centre and approximately only 15 miles from Basingstoke, hence providing great connections to both M4 & M3 motorways.

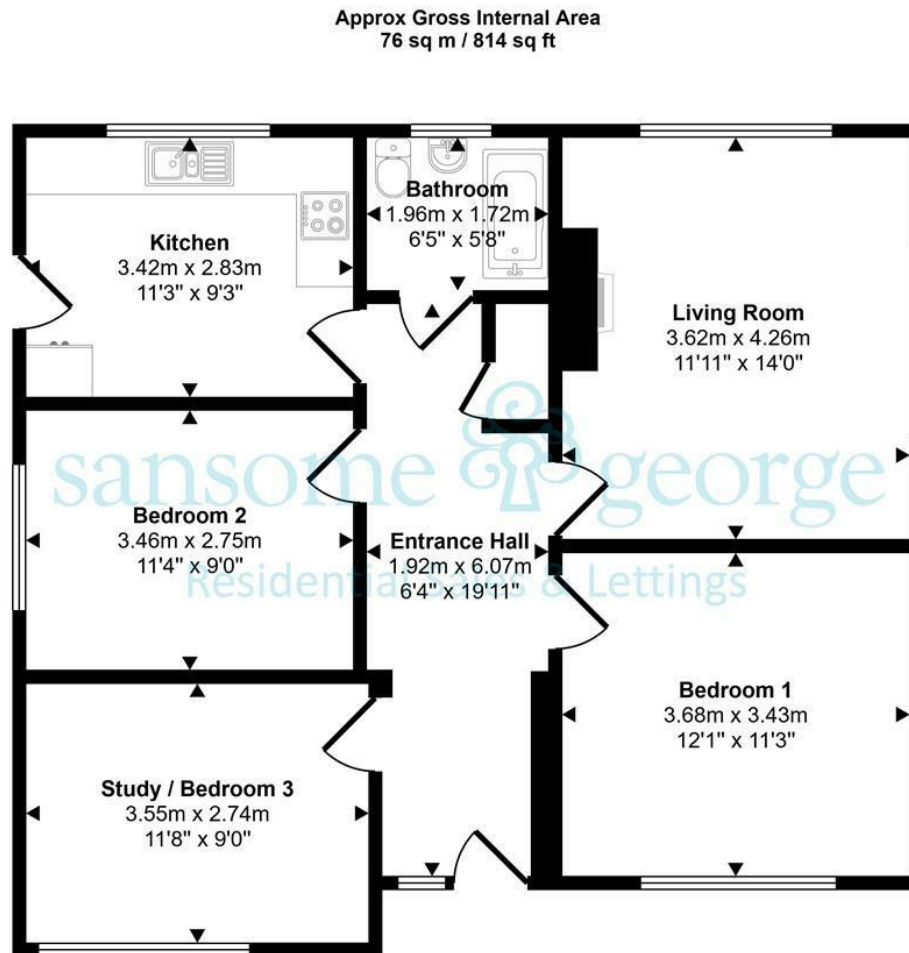
With the lawned frontage of 45' (14m) and driveway providing ample parking and access to a useful gated carport to the side, this well maintained bungalow sits back from the road behind a low level laurel hedge with a gate opening to a path leading to an open covered porch over the front door. The central entrance hall is light and spacious and gives access to all rooms hence delivering flexible accommodation expected. The configuration currently comprises of a dual aspect living room with feature open fireplace, a Study (or 3rd Bedroom), a modern fitted kitchen, 2 double bedrooms, and a bathroom with heated towel rail and shower over bath. A side aspect door from the kitchen opens to a deck area which leads to the carport and opens to the established and well tended rear garden which is another notable feature of this desirable home. With a prevailing southerly aspect, both the living room and the kitchen look out to the secluded rear garden, which is enclosed by wooden fencing; Approximately 25' (8m) deep and spanning the rear of the property, the garden is laid mainly to lawn with a few shrubs to the edges, an established tree, and garden shed.

Having been well maintained since it was last updated in 2018 and with new UPVC double glazed windows throughout in 2021, the property is further complemented by gas fired central heating (boiler replaced 2021, serviced 10/25). There is also potential for future further extension if so desired and subject to necessary all consents.

Please contact Sansome & George Residential Sales & Lettings for more information or to arrange a viewing appointment.

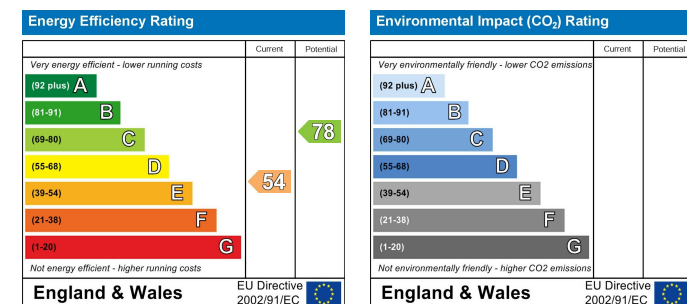
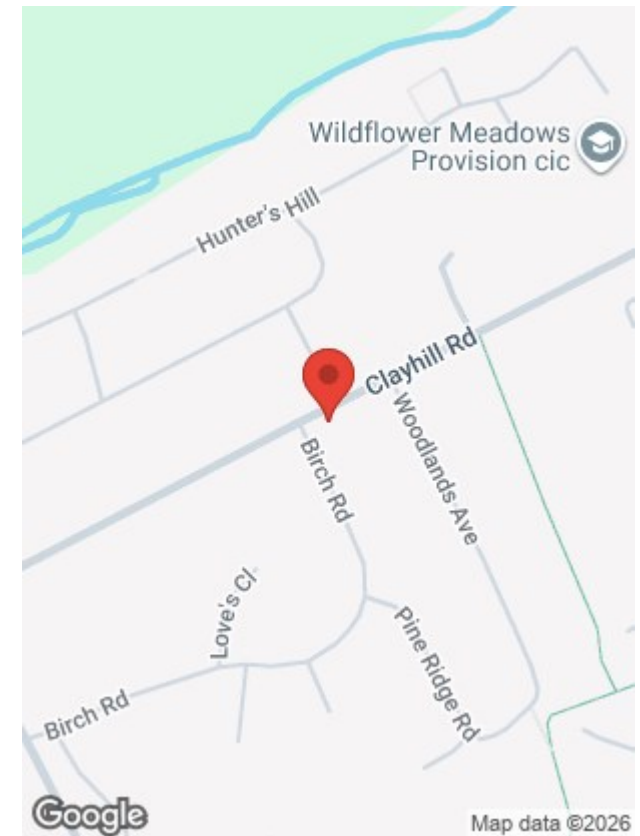
West Berkshire Council - Band E





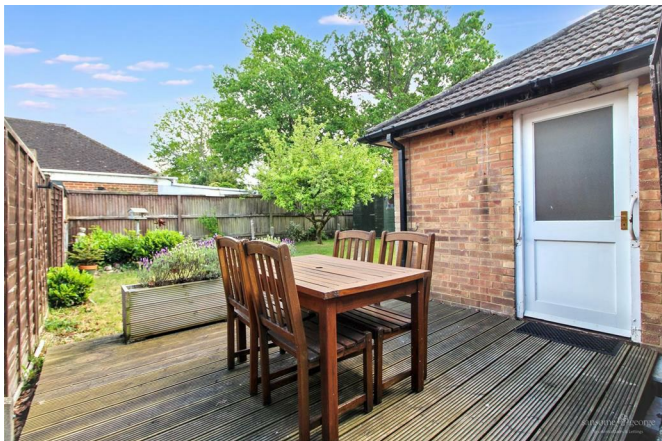
Floorplan

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.



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