



**5 Warley Rise, Tilehurst, Reading, RG31 6FR**  
**Guide Price £325,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- No Onward Chain
- Single Garage
- Larger Than Average Plot
- 2 Double Bedrooms
- UPVC Double Glazing

- Semi Detached House
- In Need Of Modernisation Throughout
- South Facing Garden
- 3 Piece Family Bathroom
- Gas Fired Central Heating

Offered to the market with the added advantage of no 'onward chain', this popular 'Wimpey' built semi detached home is ideally situated in a desirable cul-de-sac within minutes walk of local shops, schools, regular bus service and playing fields with sports center and social club. A beautiful stretch of The River Thames surrounded by miles of open countryside and Tilehurst train station (London Paddington, Reading Mainline, Oxford, Didcot) are within approximately 1 mile and the neighboring village of Pangbourne, Tilehurst Village center, Reading town center or Junction 12 of the M4 motorway are all conveniently within a short commute.

This sought after home is approached via a larger than average lawned frontage and driveway providing parking for several cars with a path continuing to the front door and separate single garage with side aspect door to garden. The front door opens to a porch which in turn leads to a spacious front aspect living room, stairs rising to the first floor and a door to the kitchen. Spanning the rear of the property with a door and window to the rear garden, the kitchen is original and in need of modernisation. On the first floor, a central landing services 2 similar sized generous 'double' bedrooms and a side aspect three piece original Blood orange bathroom. Other general notable features include UPVC double glazing and gas fired central heating to radiators.

Outside, to the rear of the property, the lawned garden is enclosed by updated wooden fencing and boasts a predominantly southerly aspect.

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

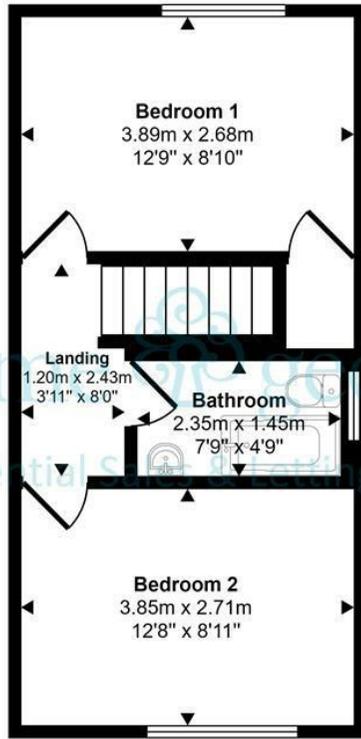
West Berkshire Council - Band C



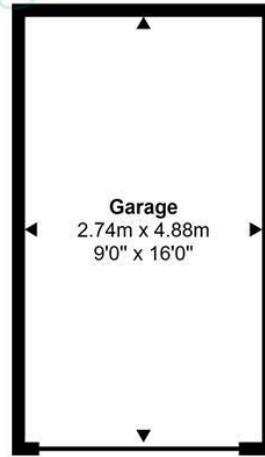
Approx Gross Internal Area  
78 sq m / 836 sq ft



Ground Floor  
Approx 33 sq m / 354 sq ft

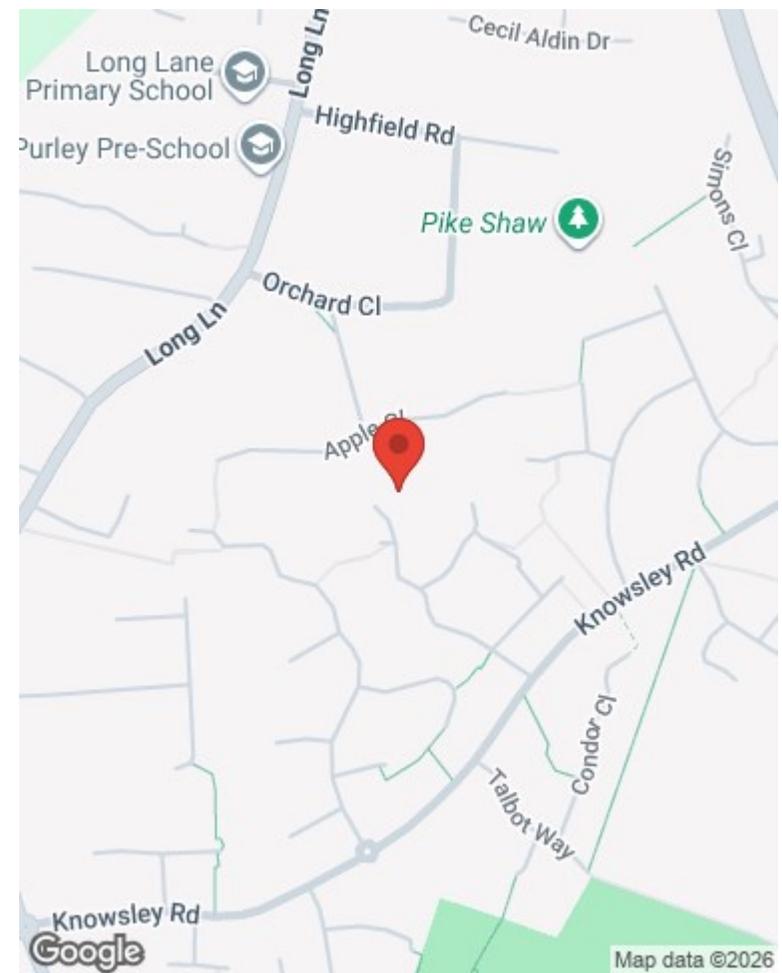


First Floor  
Approx 31 sq m / 338 sq ft



Garage  
Approx 13 sq m / 144 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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