



90 Devonshire Gardens, Tilehurst, Reading, Berkshire, RG31 6FP
Offers In Excess Of £510,000 Freehold

sansome & george
Residential Sales & Lettings

- Well Presented Detached Home
- Four Well Proportioned Bedrooms
- Dining Room/ Family Room
- Conservatory
- Southerly Aspect Landscaped Rear Garden
- Popular Cul-De-Sac Location
- Bay Fronted Living Room
- Well Appointed Kitchen
- En Suite Shower Room & Family Bathroom
- Single Garage Plus Side and Front Driveway

A well-presented four bedroom bay fronted detached home, situated in a sought-after cul-de-sac within the popular Westwood Fields development. Located on the western outskirts of Tilehurst, bordering Purley on Thames, this property is ideally positioned for access to local amenities including shops, well-regarded schools, frequent bus services, and Tilehurst Train Station, which offers convenient links to London Paddington and Oxford.

The ground floor features a welcoming entrance hall with stairs rising to the first floor, cloakroom, 19' bay fronted living room, 12' dining room/family room, a well-appointed kitchen to include built-in appliances such as double oven and hob, plus a conservatory that is accessible from both the kitchen and dining room enhancing the living space with a pleasant outlook over the garden.

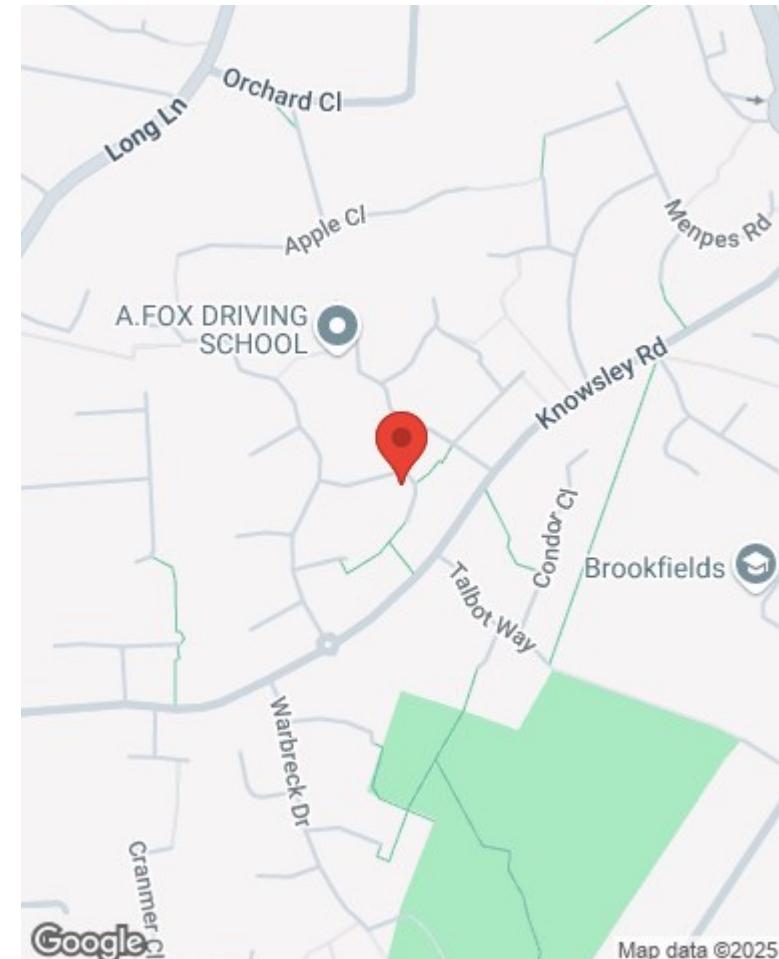
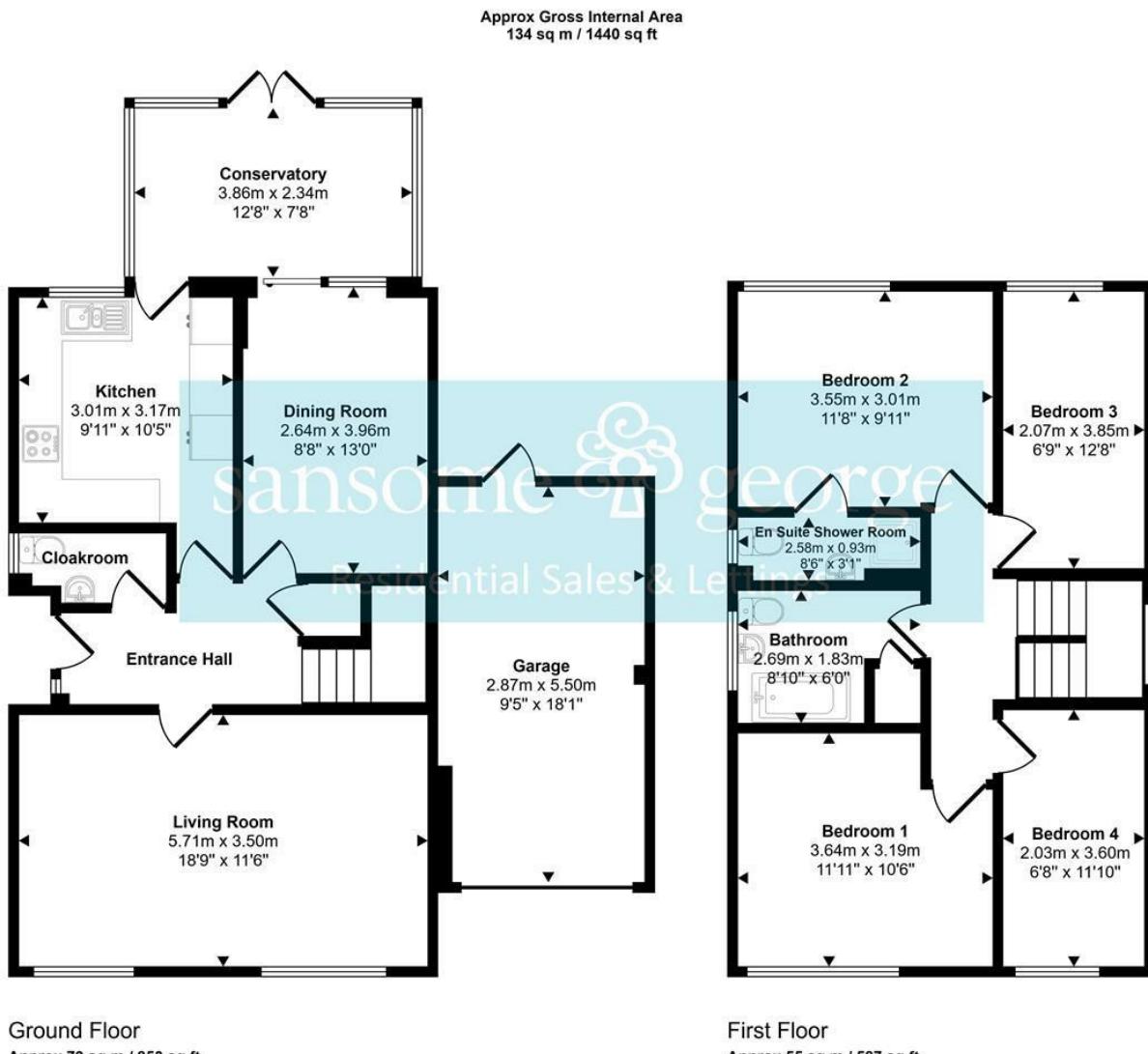
On the first floor, there are four well proportioned bedrooms, all offering generous space for furnishings and storage. Bedroom 2 benefits from a en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Further general benefits include UPVC double glazing and gas radiator central heating.

The exterior comprises of a desirable southerly aspect rear garden that is fully enclosed, mainly laid to lawn with patio area and gated side access leads to the side and front driveway providing off road parking and access to a single garage.

Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment of this superb home at your earliest convenience.

West Berkshire Council - Band E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	
(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