



19 Wendover Way, Tilehurst, Reading, RG30 4RU
£560,000 Freehold

sansome & george
Residential Sales & Lettings

- Extended 3 Bedroom Semi-detached House
- Circa 100ft South Facing Rear Garden
- 2 Large Reception Rooms
- Bathroom and Shower room
- Gas Radiator Central Heating

- Private Road
- Large Kitchen/Breakfast Room With Stone Worktop
- WC, Cloak Room, Outside Store Room
- Large Drive Way
- UPVC Double Glazing

A very well-presented extended three bedroom semi-detached home located on a popular private road. Reputable schools, local amenities and public transport are located minutes away.

The home is approached via a large driveway for several vehicles. Ground floor accommodation comprises of entrance hall, WC, cloakroom, front aspect family room, rear aspect living/dining room leading through to a fitted kitchen/breakfast room featuring granite worktops. The first floor offers two double bedrooms, one single, a four piece family bathroom and a separate shower room.

The property benefits from a double storey rear extension and side extension offering additional spacious accommodation that has been finished to a high standard, Velux windows have been added to offer additional light and height to the dining room and kitchen/breakfast room. Other benefits include gas radiator central heating and UPVC double glazing.

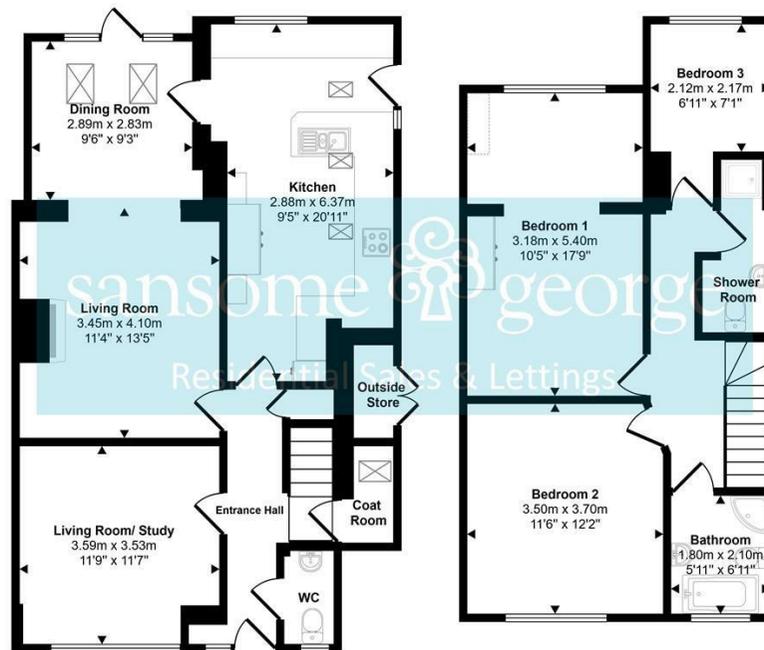
The exterior offers a well-maintained rear garden in excess of 100ft with a shed at the back. The garden is surrounded by mature shrubs and trees with a patio area leading out from the dining room. Power is supplied to the shed and garden with multiple power points spaced around along with side access. The exterior also has the addition of an outside Store room and lighting.

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

Council Tax Band D - Reading Borough Council



Approx Gross Internal Area
122 sq m / 1310 sq ft



First Floor
Approx 53 sq m / 567 sq ft

Ground Floor
Approx 69 sq m / 743 sq ft

Denotes head height below 1.5m

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 | 46 | 70 |

| 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 | | |

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