



sansome & george

71 Edenham Crescent, Reading, RG1 6HU
Guide Price £550,000 Freehold

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Residential Sales & Lettings

- No Onward Chain
- Three Double Bedrooms
- Rear Aspect Kitchen
- Fully Enclosed Rear Garden
- Close To Reading Town Centre
- Detached Family Home
- Quiet Cul De Sac Location
- Dining Room Overlooking Garden
- Driveway And Integral Garage
- Excellent Transport Links

Offered to the market with the added advantage of no onward chain is this well presented three double bedroom detached home. Positioned in a quiet cul de sac, just seconds from Courage Park, the property is within easy reach of local shops, a post office, pharmacy and regular bus services to Reading and Newbury. Both Reading town centre and The Holy Brook are approximately a 20 minute walk, while Reading town centre, with its shopping, leisure facilities and mainline railway station, is just over one mile away. Junctions 11 and 12 of the M4 are around a 10 minute drive via the A4 or A33, providing excellent commuter links.

The ground floor comprises a welcoming entrance hall, a living room with doors to the rear lobby and dining room, and a cloakroom. The lobby provides stairs to the first floor, access to the integral garage and a UPVC double glazed side door. Both the kitchen and dining room are positioned at the rear of the property overlooking the garden. The kitchen is fitted with a range of high and low level storage cupboards and ample work surface space, while the dining room features sliding doors opening directly onto the well maintained rear garden, creating an ideal space for entertaining and family living.

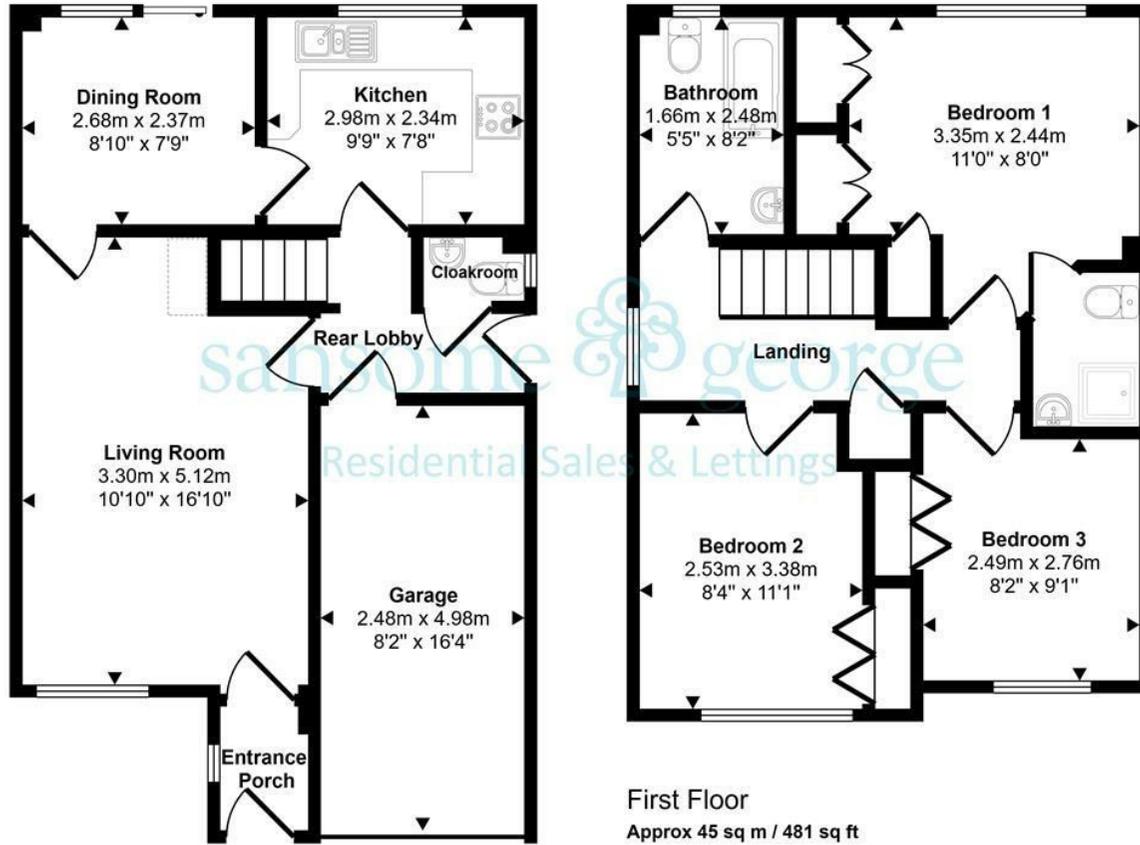
The first floor offers three well proportioned bedrooms, all with built in wardrobes. The master bedroom benefits from an en suite shower room, two mirrored wardrobes and a large built in storage cupboard. Bedrooms two and three are served by a modern family bathroom with a comfort height toilet, Aqualisa shower over the bath, and a fitted illuminated bathroom cabinet with shaver socket and toothbrush charging point. The attic is part boarded with a loft ladder and lighting for easy access.

Externally, the property boasts two entrances. The fully enclosed, landscaped rear garden is mainly laid to lawn with a full width patio, wooden shed and a variety of plants and shrubs to the borders. Gated side access on both sides leads to the front of the property, which features off road block paved driveway parking and an integral garage with roller electric door.

Reading Borough Council - Band D



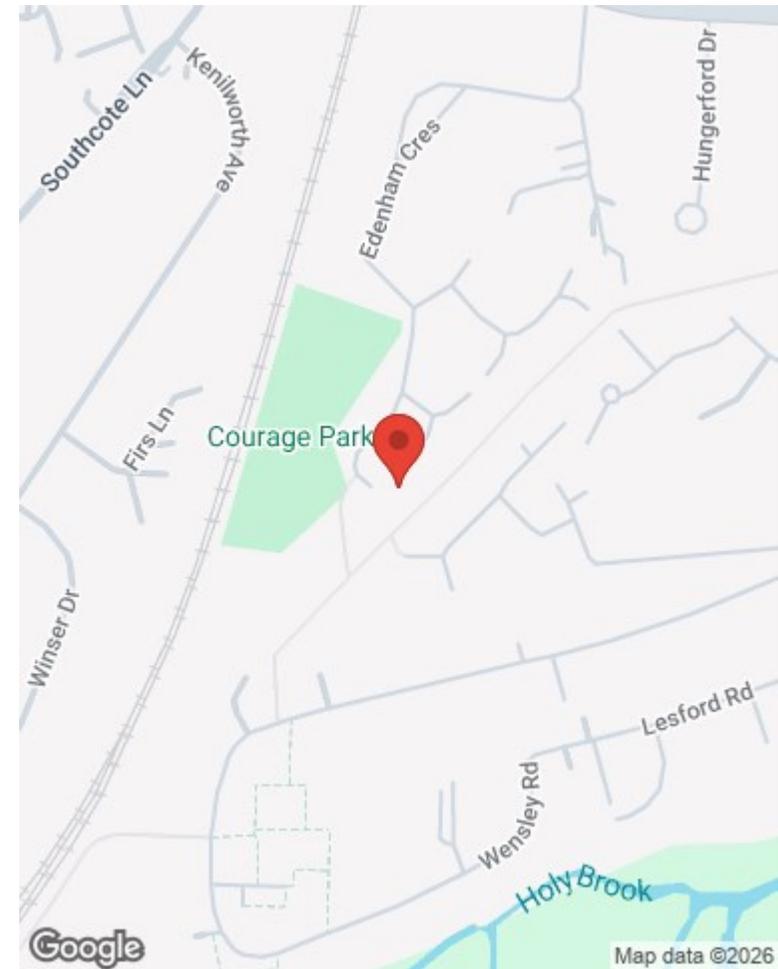
Approx Gross Internal Area
96 sq m / 1034 sq ft



Ground Floor
Approx 51 sq m / 552 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	66	
(21-38) F		
(1-20) G		73
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	

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