



sansome & george

**Waterside Drive, Available, £2,200 Per Calendar Month, Unfurnished**

sansome & george  
Residential Sales & Lettings

Located in the sought after and highly desirable Purley area, this well presented three double bedroom, two bathroom detached home offers spacious and comfortable living. Tilehurst Train Station is approximately 1.5 miles away, providing convenient links to Reading, London Paddington, and Oxford. The charming village of Pangbourne is also easily accessible and offers a wide range of shops, restaurants, and local amenities.

The property is approached via a set of steps leading to the front door, which opens into a spacious entrance hall. From here, stairs rise to the first floor and doors provide access to ample storage, a downstairs W.C., and a large open-plan living area. The living space features patio doors opening onto the enclosed rear garden, while the dining area enjoys pleasant views over the garden and flows seamlessly into a fully fitted open-plan kitchen. Upstairs, the property offers three double bedrooms. Bedroom one benefits from an en-suite shower room, while the remaining two bedrooms are served by a well proportioned family bathroom. Externally, the rear garden is enclosed and mainly laid to lawn with a patio area, ideal for outdoor seating and entertaining. To the front, the property benefits from a private driveway providing parking for two vehicles.

Property details:

Energy Performance Rating: B - The full results of the energy performance assessment can be supplied upon request.

Local Authority: West Berkshire

Council Tax: - Band E

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 1st April (subject to the usual formalities).

Rent: £2200 per calendar month paid in advance by Bankers Standing Order.

Deposit: £2538.46. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

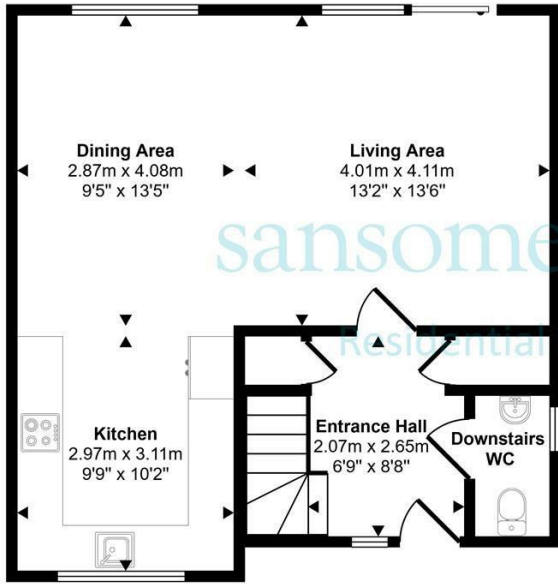
Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

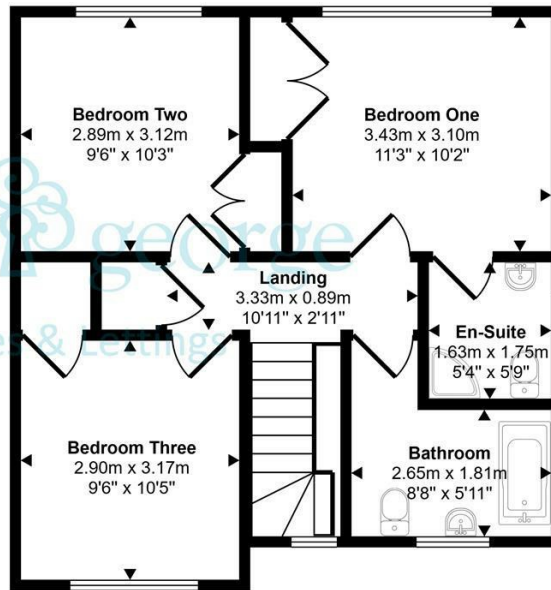
Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



Approx Gross Internal Area  
101 sq m / 1085 sq ft

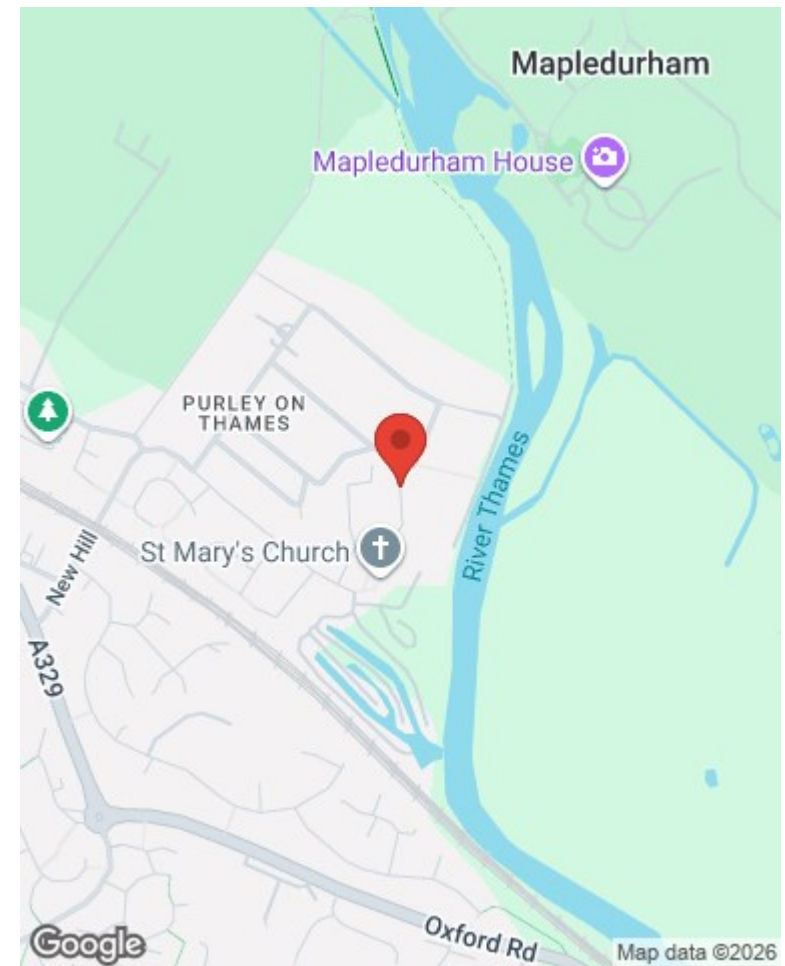


Ground Floor  
Approx 50 sq m / 541 sq ft



First Floor  
Approx 50 sq m / 543 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.

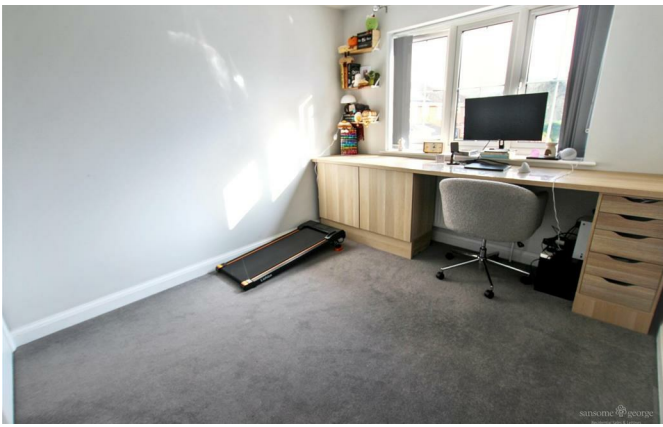


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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