



sansome & george

8 Ayrton Senna Road, Tilehurst, Reading, RG31 4JQ
Offers In Excess Of £425,000 Freehold

sansome & george
Residential Sales & Lettings

- Semi Detached House
- Open Plan Living/Dining Room With Marble Floor
- Ensuite To Bedroom 1
- Downstairs WC
- Private Rear Garden
- Kitchen With Granite Worktops
- 3 'Double' Bedrooms
- Modern Shower Room
- Large Driveway
- Double Glazed Windows & Gas Central Heating

A very well-presented three 'double' bedroom semi detached home situated in a quiet and desirable cul-de-sac with; local shops, frequent bus services, various reputable schools (Birch Copse, Springfield & St Paul's Primary and Little Heath Secondary) all situated close by.

Accommodation is approached via a large driveway for several vehicles through the front door to an airy entrance hall, ground floor WC, front aspect kitchen with granite worktop, spacious rear aspect living room/dining room offering marble flooring. The upstairs boasts three good size bedrooms with an en suite shower room to the principle bedroom and modern family shower room.

The rear garden enjoys and private West facing aspect with a great patio space and laid lawn areas.

Other benefits include gas central heating and UPVC double glazing throughout.

Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax - West Berkshire Council - Band D



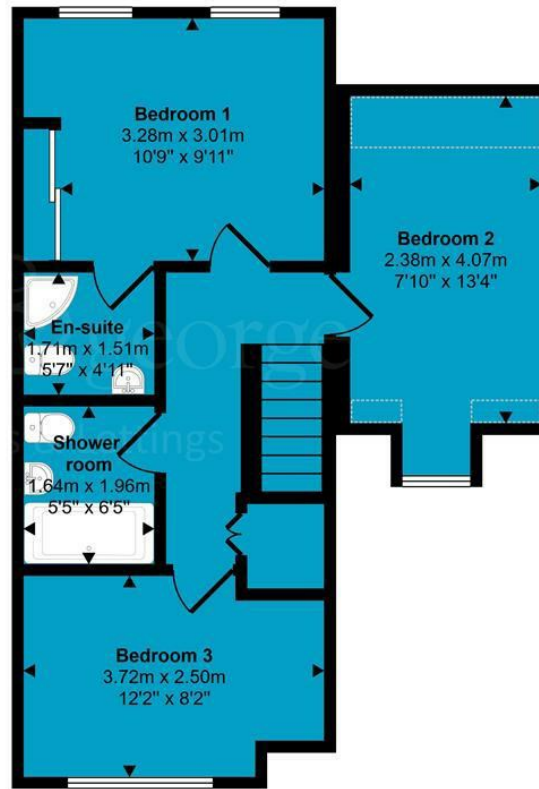
Approx Gross Internal Area
95 sq m / 1022 sq ft



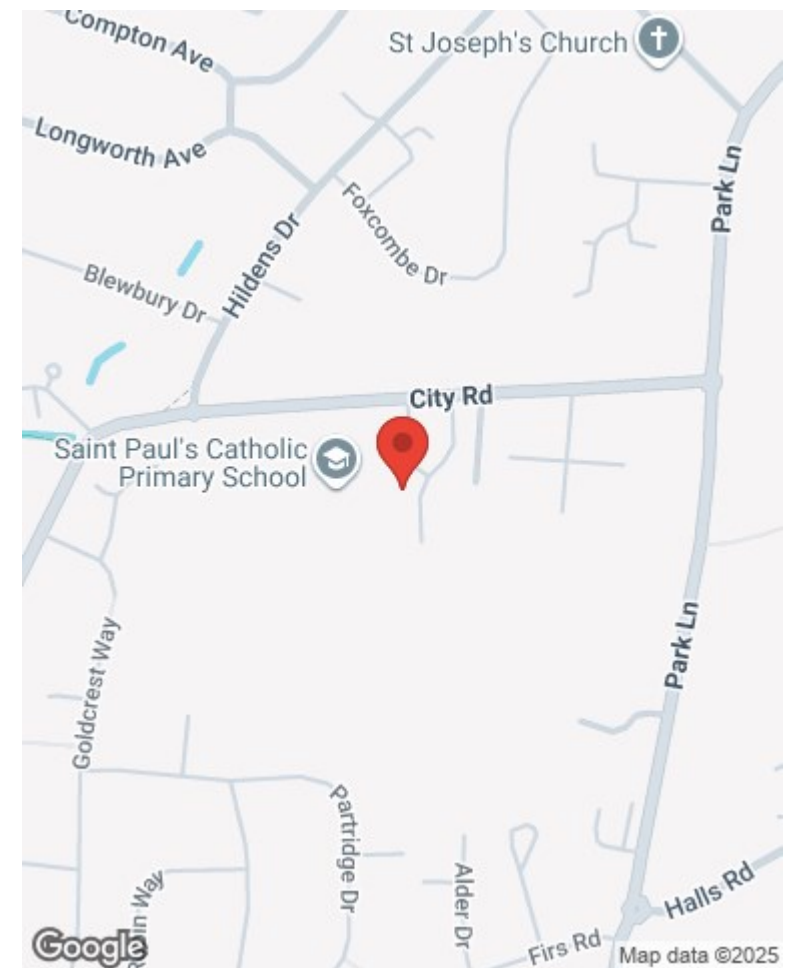
Ground Floor
Approx 49 sq m / 523 sq ft

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.



First Floor
Approx 46 sq m / 500 sq ft



| 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 | |

| 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