



sansome & george

16 Juniper Way, Tilehurst, Reading, RG31 6NB
Offers In Excess Of £550,000 Freehold

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Residential Sales & Lettings

- Sought After Semi Detached House
- Extended & Comprehensively Maintained By the Current Owner Since 2008
- Spacious Entrance Hall, 23' Living Room, Fitted Kitchen plus Conservatory
- Bathroom & En-suite Shower Room to Bedroom 1
- Single Garage & Driveway
- Desirable Address Close To Amenities & Train Station
- 1535 sq. ft. (143 sq. m.) Of Accommodation arranged over 3 floors
- 4 Well Proportioned Bedrooms
- Mature & Secluded Rear Garden
- UPVC double glazing & Gas Radiator Central Heating

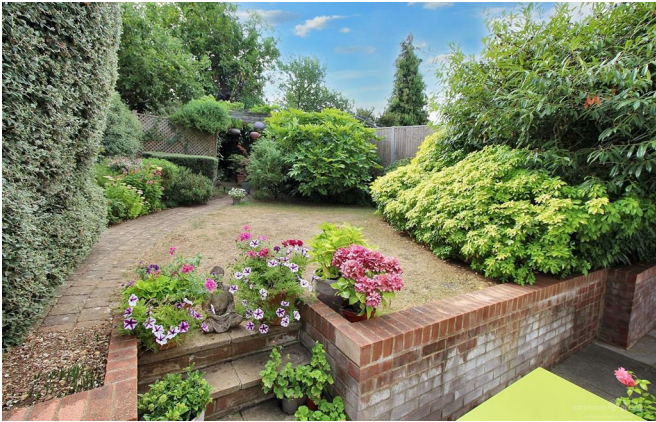
Beautifully maintained throughout, this sought after and deceptively spacious home of 1535 sq. ft. (143 sq. m.) with extended accommodation arranged over 3 floors. Ideally located in the desirable suburb of Tilehurst, approximately 3 miles to the west of Reading town centre, reputable primary and secondary Schools (including both Westwood Farm and Downsway Primary and Denefield Secondary School) as well as local convenience stores, sports centre and playing fields plus frequent bus services into are all within minutes walk. Both Tilehurst train station (Reading, London Paddington, Oxford) and Tilehurst Village centre are also conveniently situated under 1 mile (13 minutes walk) away.

This sought after home has been comprehensively updated during their 17 years of ownership to include re-wiring and new central heating in 2008 and a 'full dormer' loft conversion in 2009. Approached via driveway providing access to the garage, a path leads to the front door which opens to a spacious entrance hall where stairs rise to the first floor and doors lead to the kitchen and a separate 23' living room with feature fireplace. From here a door opens to the well appointed side aspect kitchen and both rooms give access to a conservatory which spans the rear of the house with French doors opening to the rear garden. The first floor landing services 3 well proportioned bedrooms and a fully tiled three piece bathroom and also has a staircase rising to the second floor converted loft space which provides a generous 4th bedroom with en-suite shower room and access to handy eaves storage.

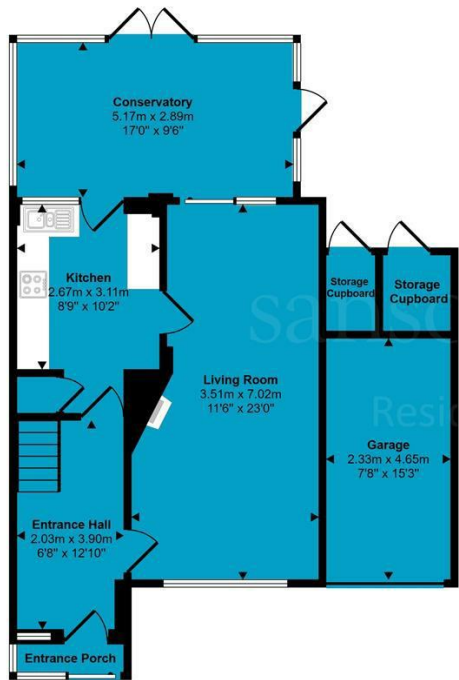
Outside, the well tended garden is another delightful feature of this popular home with a paved patio across the rear of the property and continuing to the rear of of the garage where there are 2 useful outdoor store cupboards. 3 steps from the patio up to a level lawned garden with leafy established trees and shrubs providing a good level off seclusion while all enclosed by wooded fencing with a secure side gate to the driveway. A block paved path leads alongside the lawn and leads to a private circular paved patio seating area.

This property must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience.

Reading Borough Council - Band E



Approx Gross Internal Area
143 sq m / 1535 sq ft

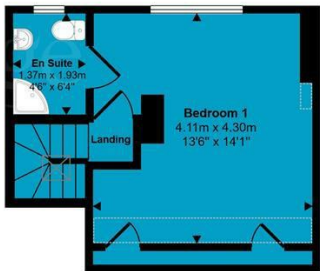


Ground Floor
Approx 74 sq m / 799 sq ft

Denotes head height below 1.5m

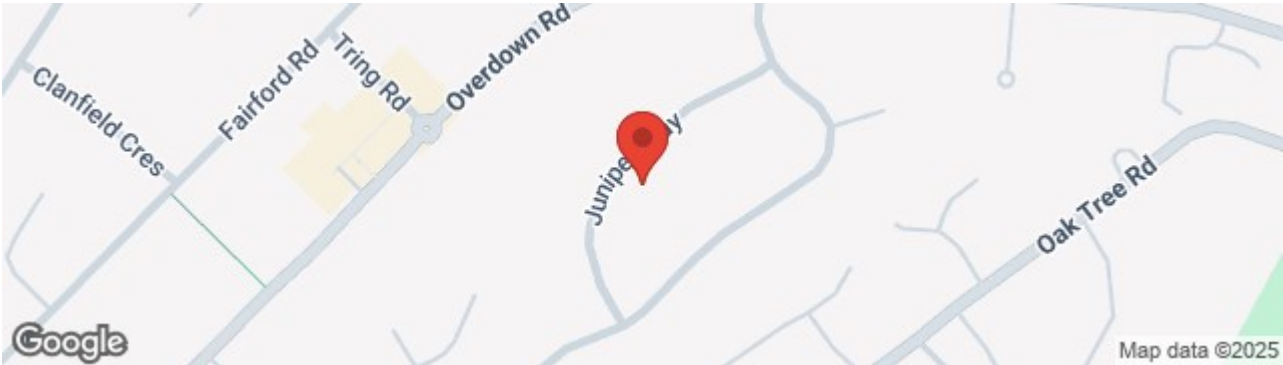


First Floor
Approx 44 sq m / 470 sq ft



Second Floor
Approx 25 sq m / 266 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		85
(81-91) B		
(69-80) C		66
(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		85
(81-91) B		
(69-80) C		66
(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
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