

**SANSOME  
&GEORGE**

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&GEORGE



Monkton, Bath Road, Padworth, Reading, Berkshire, RG7 5HR

Offers in excess of £600,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Charming 3 BEDROOM detached bungalow set in NON-ESTATE position which offers the perfect blend of character and modern comfort. Boasting a generous 1,431 sq ft of living space, the property comprises three bedrooms and two inviting reception rooms, providing ample space for a growing family or those seeking a peaceful retreat.

The property features a front and rear gardens, ideal for relaxing or entertaining guests, as well as convenient off-street parking for added convenience. With its spacious layout and desirable location in a sought-after village setting, this property presents a rare opportunity to own a piece of quintessential English countryside living.

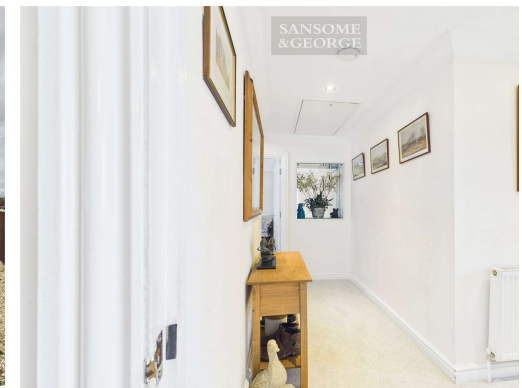
Don't miss out on the chance to make this delightful property your own and enjoy the peaceful lifestyle it offers. Contact us today to arrange a viewing and experience the charm of this countryside gem firsthand.

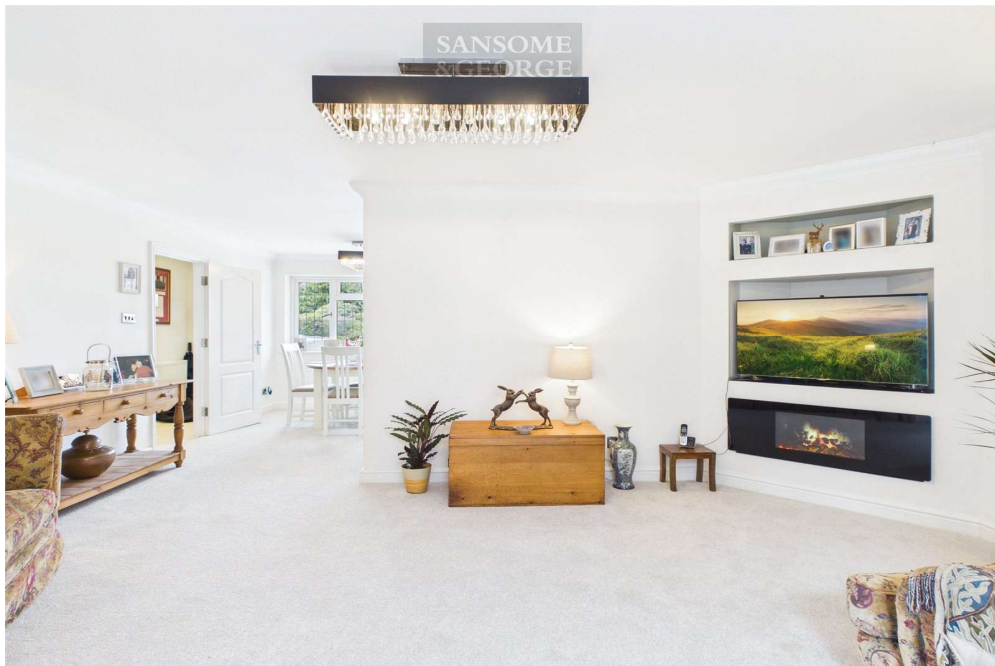
EPC EER - E

Local Authority - West Berkshire

Council Tax Band - E

- 3 Bedroom detached Bungalow
- Generous non-estate plot
- Hallway
- Kitchen/Dining room
- Living room
- Dining area
- Bedroom 1 with dressing area and En-suite
- 2 further bedrooms
- Bathroom
- Utility room
- Store
- Garden
- Driveway







**Approximate total area<sup>(1)</sup>**  
1431 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

## Sansome and George - Mortimer

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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