

**SANSOME  
& GEORGE**

sansomeandgeorge.co.uk



**21 The Crescent, Mortimer Common, Reading, Berkshire, RG7  
3RX**

**Offers in excess of £550,000  
Freehold**



SANSOME & GEORGE - \*\* Virtual tour available \*\*

Welcome to this charming and inviting Extended Semi-detached house located in a picturesque village setting. Boasting 4 bedrooms, this luxurious property offers a tranquil escape from the hustle and bustle of everyday life. Spanning 1,439 sq ft, this well-maintained home is perfect for families looking for a peaceful retreat. From the inviting hallway and lounge with Oak flooring to the impressive Kitchen / Breakfast room, featuring integral appliances, Granite worktops and 'Karndean' flooring. On the first floor Bedroom 1 is complete with a large En-suite with Walk in shower and bath with 'Amtico' flooring, Bedroom 2 has an en-suite, 2 further bedrooms and family bathroom.

The property features a secluded garden, ideal for outdoor entertaining or simply relaxing in the fresh air. With off-street parking for a number of vehicles and a garage, convenience is at your fingertips.

Don't miss this opportunity to make this house your home. Contact us today to arrange a viewing and experience the comfort and elegance this property has to offer.

EPC - TBC

Local Authority - West Berkshire

Council Tax Band - D

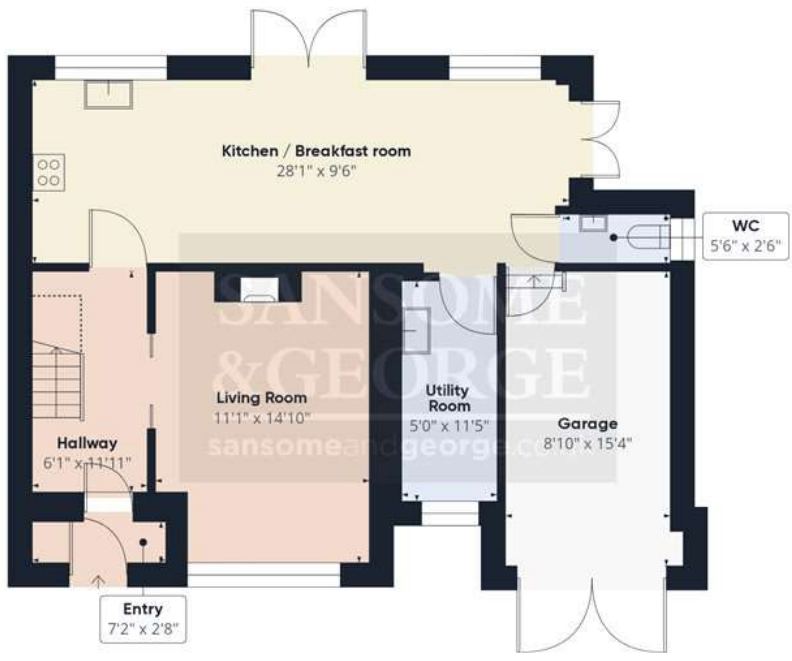
Services available – mains gas, drainage and electric.

- Extended 4 Bedroom home
- Impressive Kitchen / Breakfast room
- Living room
- Cloakroom, Utility room
- Bedroom 1 with En-suite
- Bedroom 2 with en-suite
- 2 further bedrooms
- Bathroom
- Garden with Garden room
- Garage and driveway









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1439.13 ft<sup>2</sup>

Reduced headroom

10.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360







## 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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