

**SANSOME  
& GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



**26 Burdock Close, Burghfield Common, Reading, Berkshire,**

**Guide Price £450,000    Freehold**



SANSOME & GEORGE - \*\* Virtual Tour Available \*\* Deceptively spacious cottage styled modern three bedroomed home with NO ONWARD CHAIN occupying an enviable position on favoured development in popular South Berks village. The well planned family sized accommodation comprises Entrance hall, ground floor shower room and wc, light and airy lounge, seperate dining room, utility, double glazing, kitchen, family room, three bedrooms, family bathroom and wc, gas central heating, integral garage, driveway, garden.

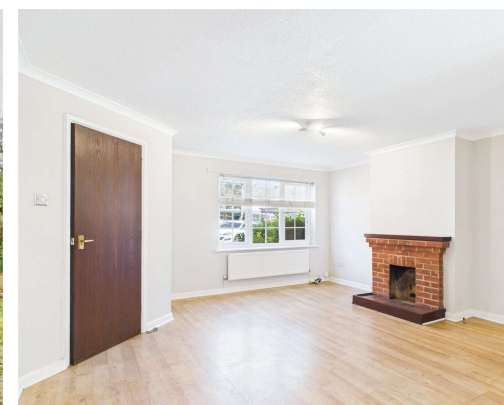
EPC EER - C

Council Tax Band - D

Council - West Berkshire

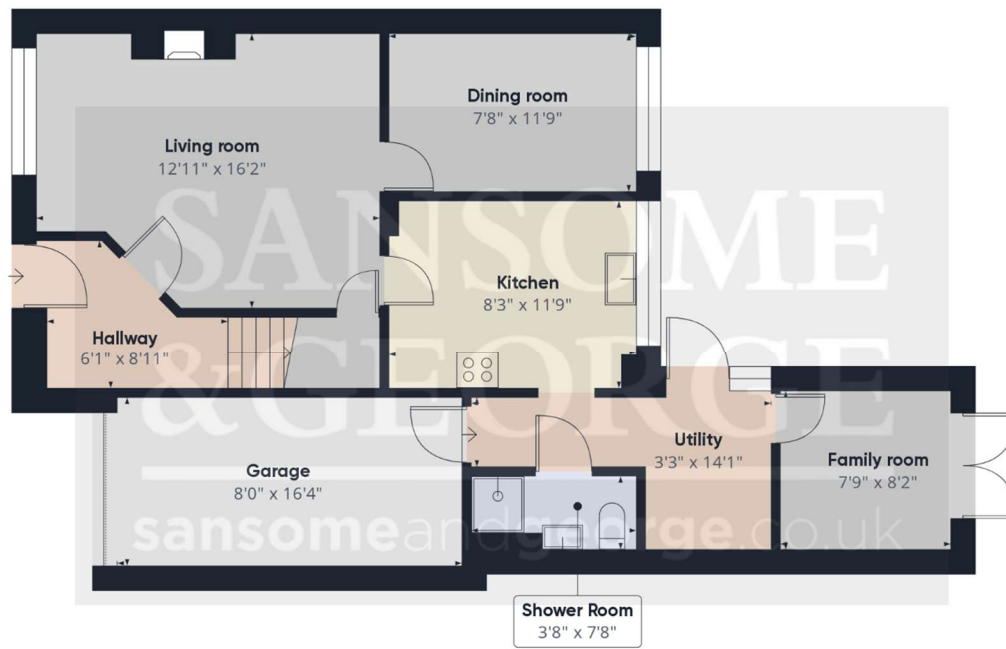
The above information may be subject to change during the transaction period.

- 3 Bedroom home
- Entrance hall
- Ground floor shower room and wc,
- Light and airy lounge,
- Seperate dining room
- Utility
- Kitchen
- Family room
- Three bedrooms
- Bathroom and wc
- Integral garage
- Driveway
- Garden









Floor 0

**Approximate total area<sup>(1)</sup>**  
1162.18 ft<sup>2</sup>



Floor 1

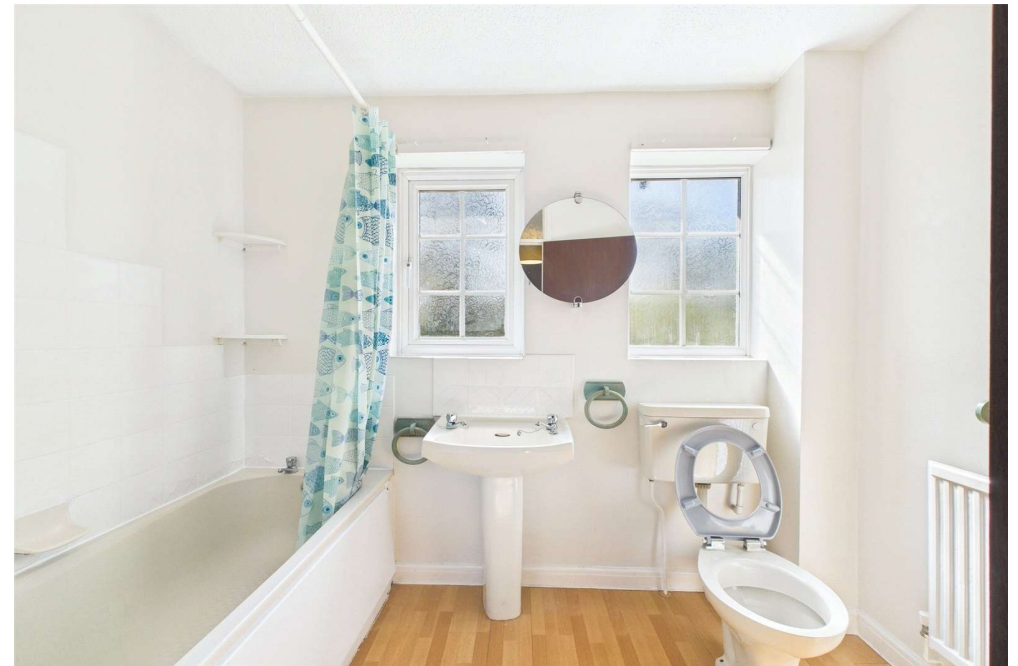
(1) Excluding balconies and terraces

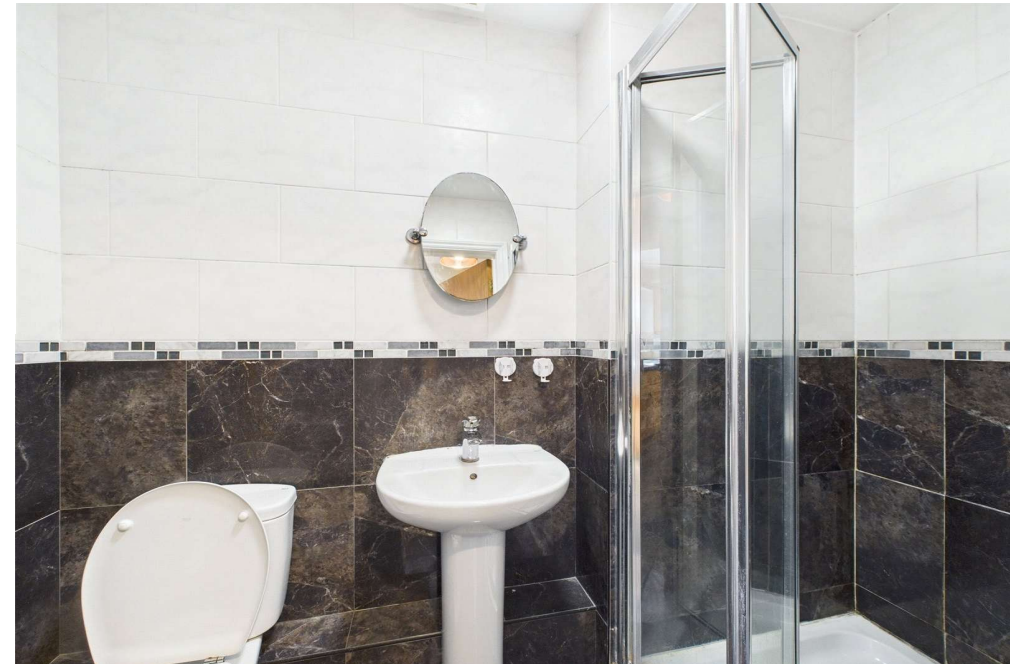
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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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