

**SANSOME
&GEORGE**

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26 Burdock Close, Burghfield Common, Reading, Berkshire, RG7 3YY

**Guide Price £450,000
Freehold**

SANSOME & GEORGE - Deceptively spacious cottage styled modern three bedroomed home 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, separate dining room, utility, double glazing, kitchen, family room, three bedrooms, family bathroom and wc, gas central heating, integral garage, driveway, garden.

EPC EER - C

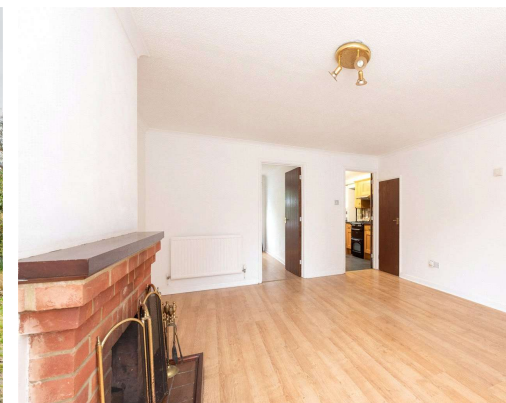
Council Tax Band - D

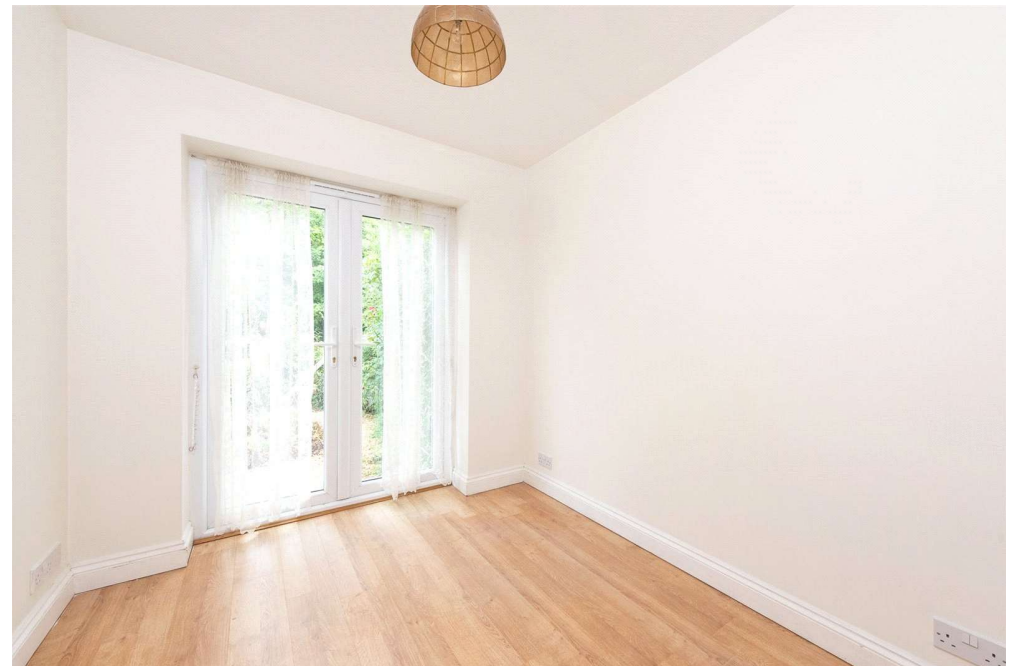
Council - West Berkshire

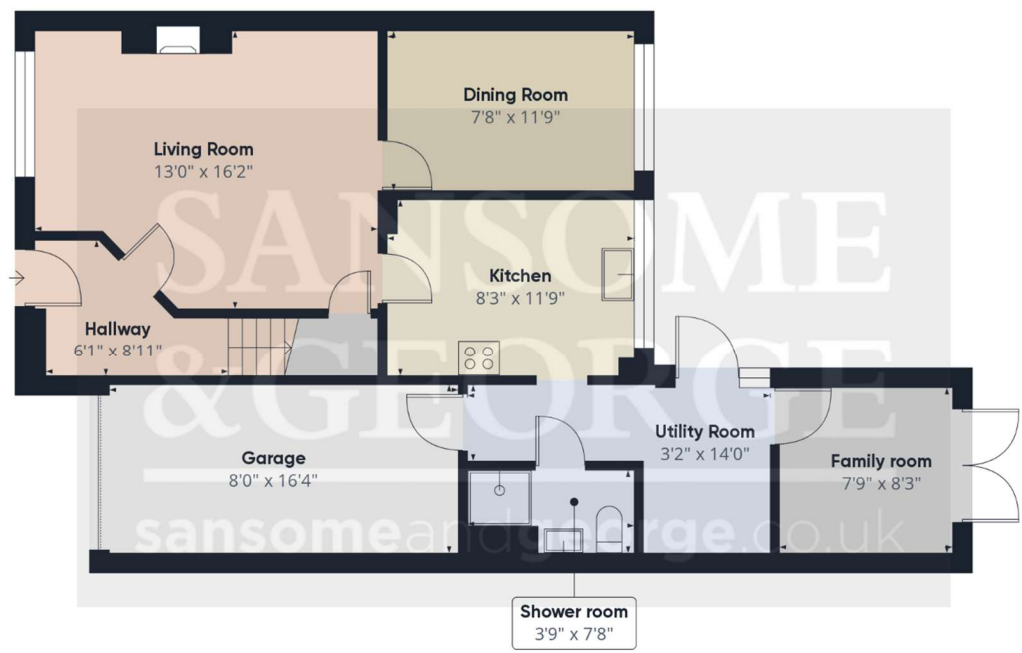
NB: Property is currently rented and will be vacated on 5/4/25. House photos were taken before tenancy when property was empty. Garden photos are current images

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,
- Separate dining room
- Utility
- Kitchen
- Family room
- Three bedrooms
- Bathroom and wc
- Integral garage
- Driveway
- Garden

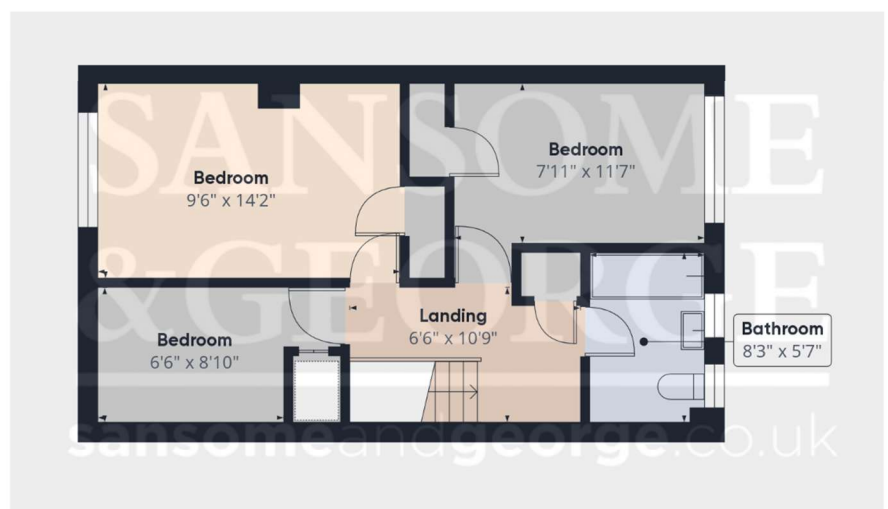






Floor 0

Approximate total area⁽¹⁾
 1163.59 ft²

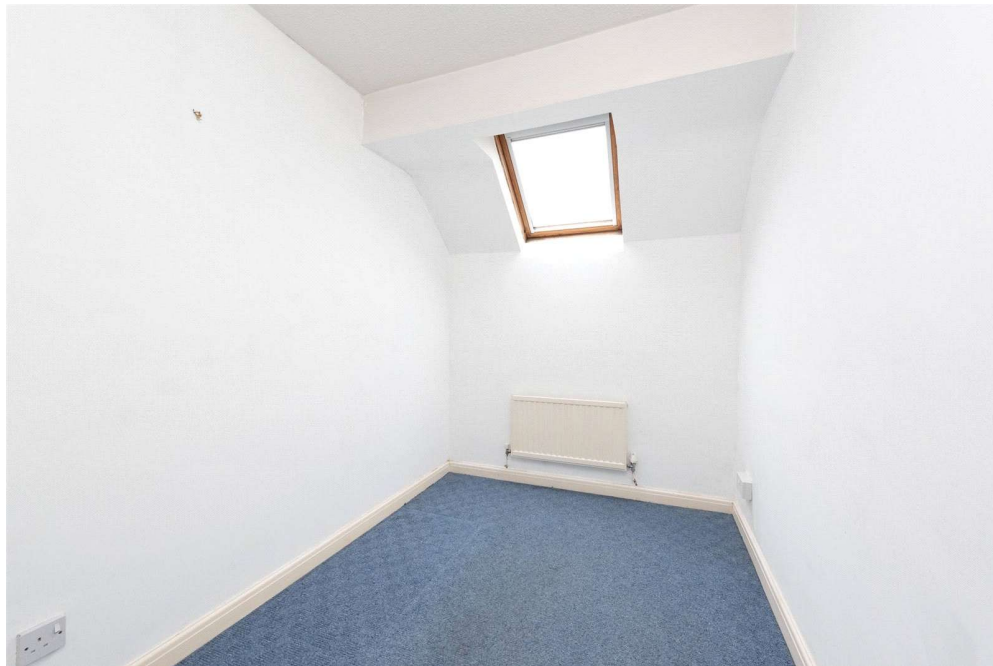


Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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

Sansome and George - Mortimer

1 Aborn Parade
45 West End Road
Mortimer
Berks
RG7 3TQ

T: 0118 933 1773

E: mortimer@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

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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.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.