

**SANSOME
&GEORGE**

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24 Newbery Close, Tilehurst, Reading, Berkshire, RG31 6JN

OIEO £450,000 Freehold

Nestled in a sought-after area in a cul-de-sac within close proximity to Arthur Newbery Park, Tilehurst Railway station and the Triangle shopping parade, is this deceptively spacious detached house offers a perfect blend of charm and modern comfort. Boasting 4 bedrooms, this property exudes an inviting atmosphere with its spacious layout. The well-maintained garden provides a tranquil retreat, perfect for relaxing or entertaining guests. A convenient off-street parking area and garage offer practicality and security for vehicles. Don't miss the chance to make this delightful house your home. Contact us today to arrange a viewing and experience the timeless appeal of this charming property.

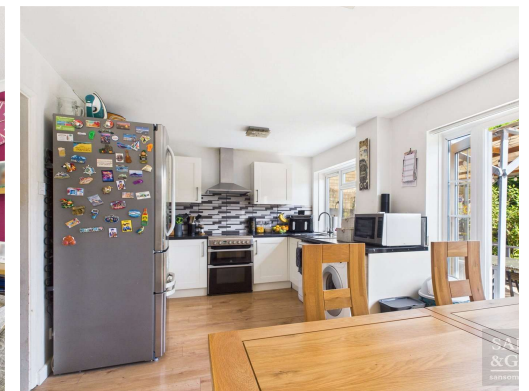
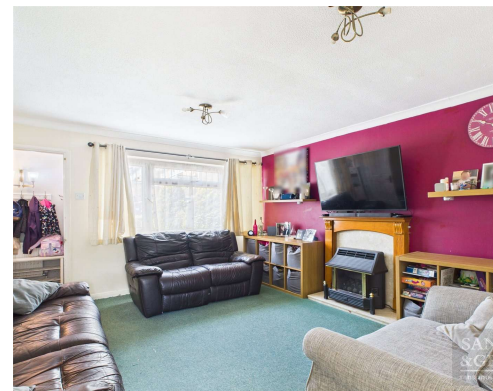
EPC EER - E

Council Tax Band - E

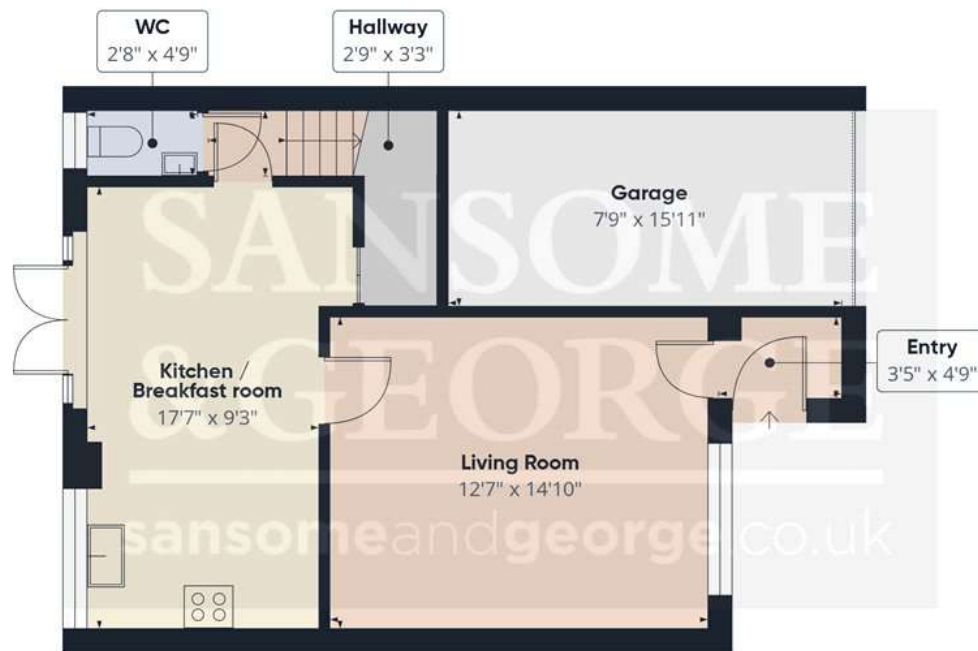
Council - Reading

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

- 4 Bedroom Detached home
- Popular location
- Living room
- Kitchen / Breakfast room
- Downstairs W.C
- 4 Bedrooms
- Bathroom
- Garden
- Garage and Driveway







Floor 0

Approximate total area⁽¹⁾
1025 ft²

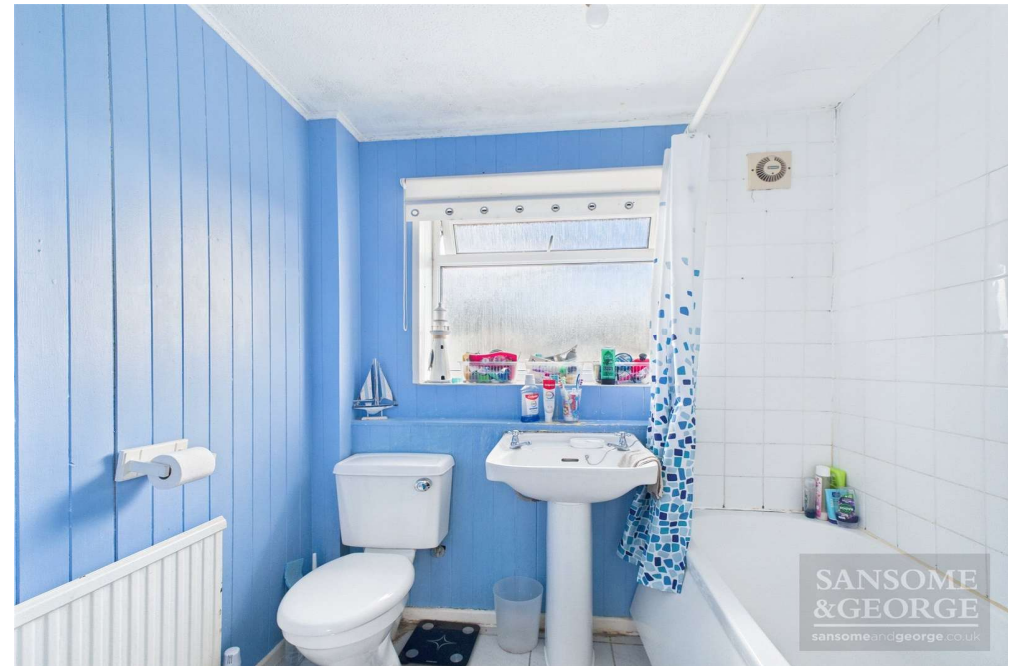


Floor 1

(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 | | 79 C |
| 55-68 | D | 54 E | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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 £80 (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.