

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



69 Meadow Way, Theale, Reading, Berkshire, RG7 4AU

Guide Price £350,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Located in the picturesque village of Theale, this charming End of terrace home offers a perfect blend of character and modern living. Boasting 3 bedrooms, this inviting property spans 893 sq ft and exudes a sense of space and comfort throughout. The garden provides a tranquil retreat, perfect for relaxation or entertaining guests. Additionally, the property comes with a garage (in block), ideal for secure parking or extra storage space. With its prime location in a sought-after village setting, this property offers a unique opportunity to own a piece of countryside charm while still being within easy reach of local amenities and transport links. Don't miss out on the chance to make this delightful property your new home.

EPC EER - D

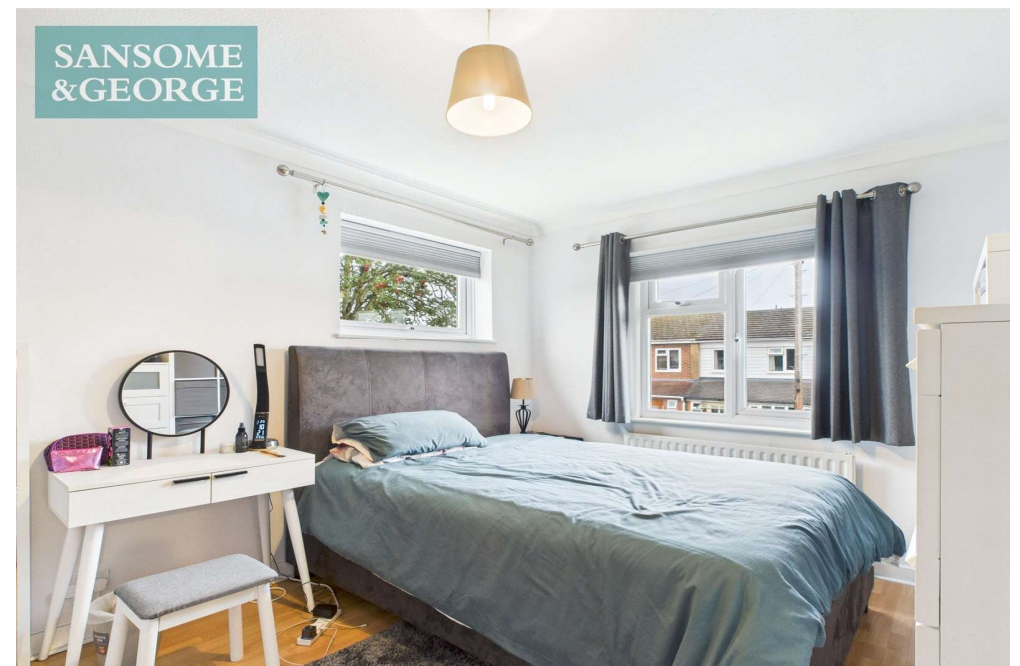
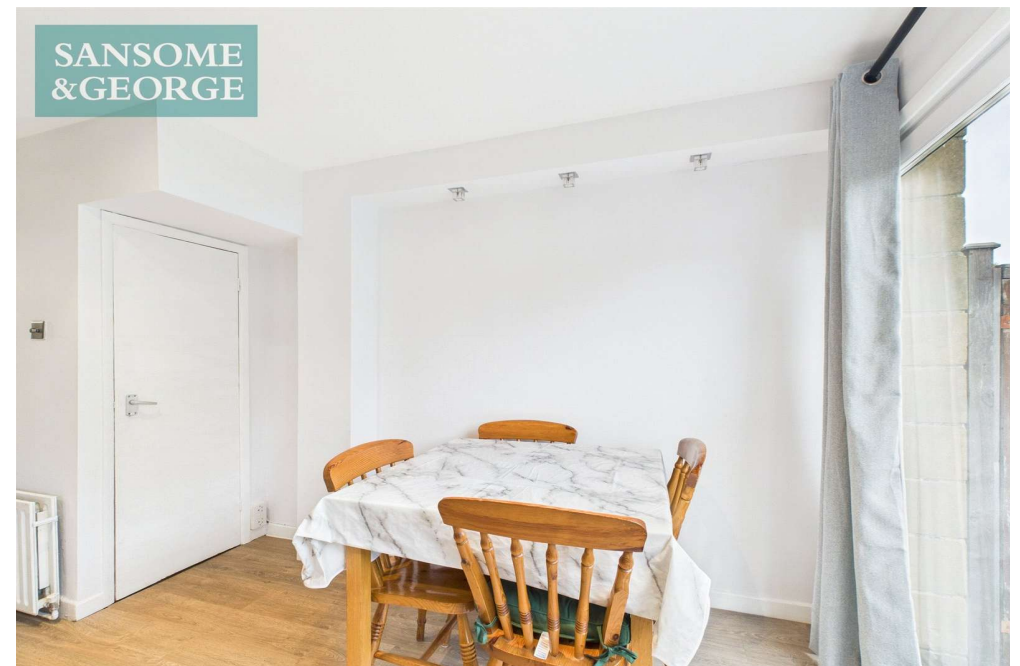
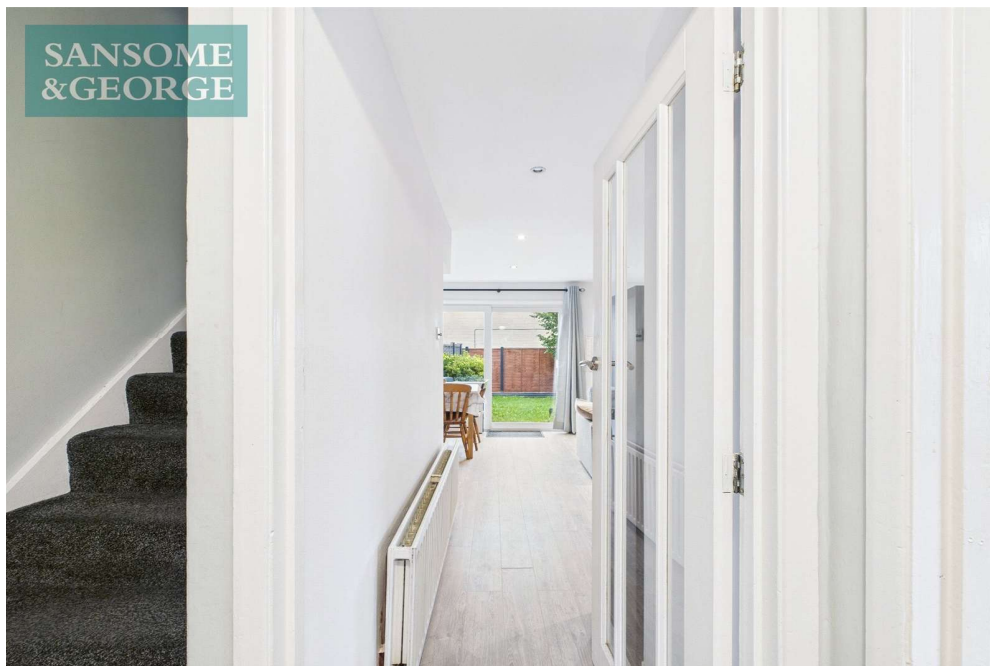
Council Tax Band - C

Council - West Berkshire

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



- 3 Bedroom End of terrace home
- Hallway
- Downstairs W.C
- Kitchen
- Living Room
- 3 Bedrooms
- Shower room
- Garden
- Garage (in block)





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

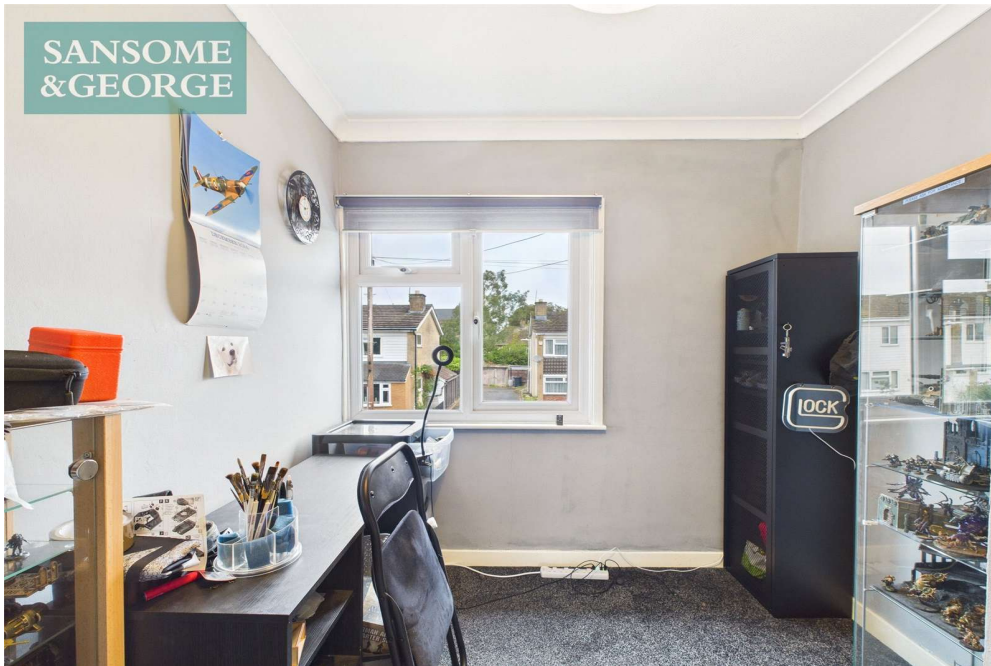
Approximate total area⁽¹⁾
893 ft²

(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.

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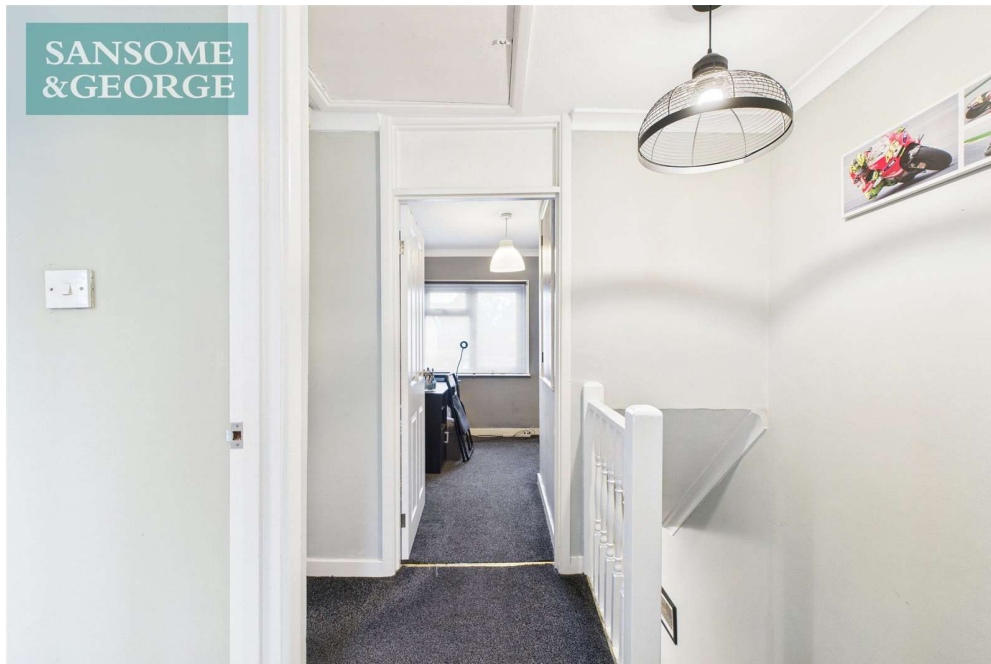
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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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