

**SANSOME  
&GEORGE**

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

SANSOME  
&GEORGE



Weston View, Bath Road, Padworth, Reading, Berkshire, RG7

Offers in excess of £375,000 Freehold

SANSOME & GEORGE – 360° VIRTUAL TOUR AVAILABLE- Charming Older style semi-detached house located in Padworth that offers a perfect blend of character and modern convenience. Boasting 3 bedrooms and 2 reception rooms across 922 sq ft of living space, this property exudes a warm and inviting atmosphere. The well-maintained garden provides a tranquil outdoor space, ideal for relaxing or entertaining guests. Off-street parking is available, ensuring convenience for residents and visitors alike. The property benefits from a generous rear garden. Don't miss the opportunity to make this delightful property your own and enjoy the peaceful village lifestyle it has to offer. Contact us today to arrange a viewing and experience the charm of this lovely home firsthand.

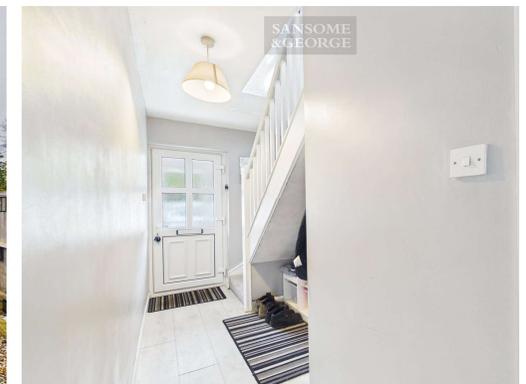
EPC - E

Local Authority - West Berkshire

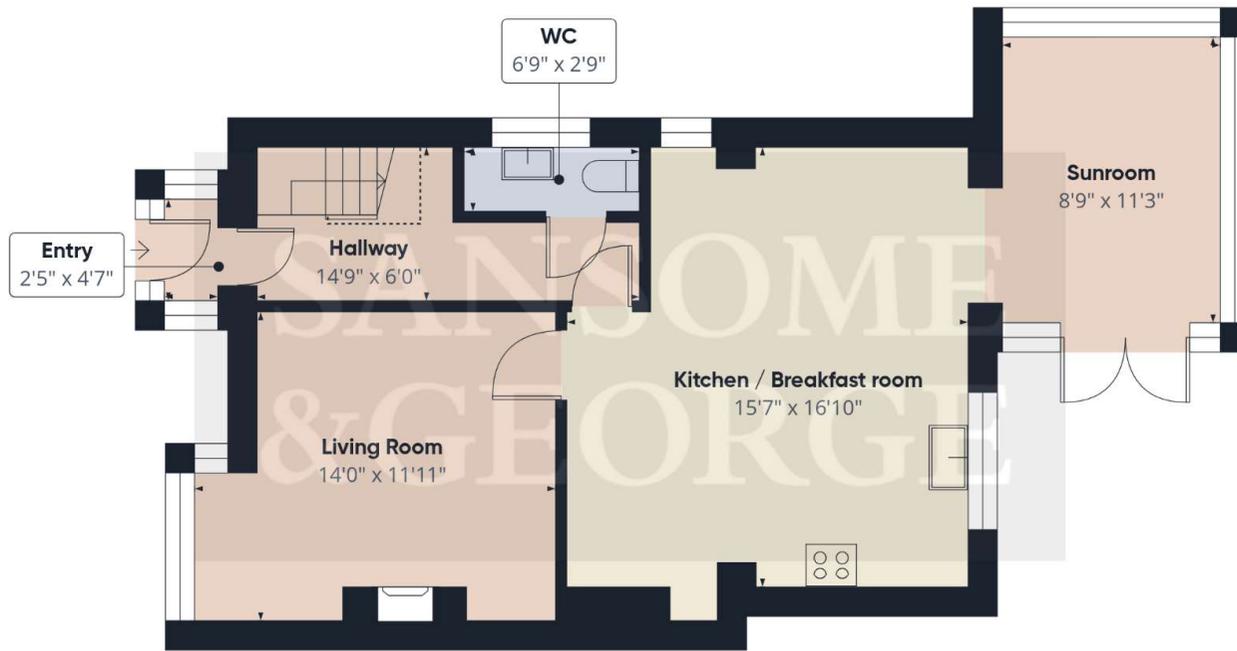
Council Tax Band - C



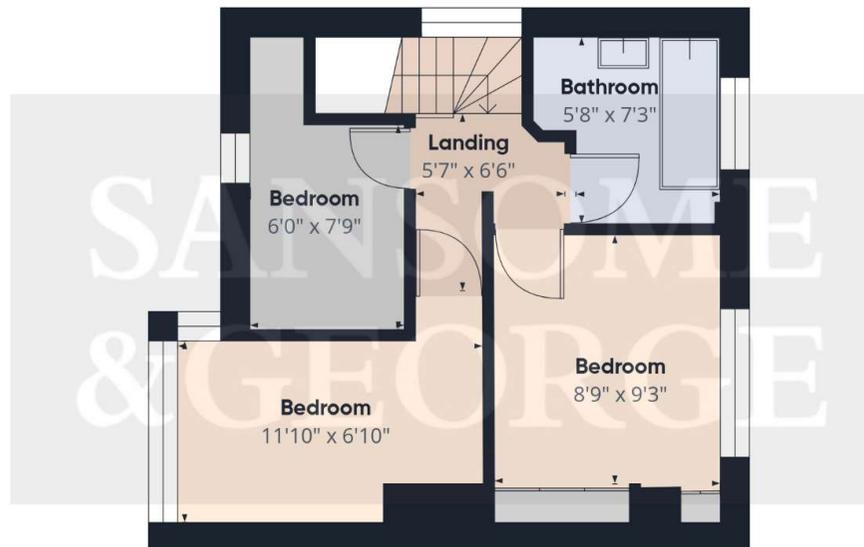
- Extended older style 3 Bedroom home
- Generous rear garden
- Downstairs W/C
- Living room
- Kitchen Breakfast room
- Sun room
- 3 Bedrooms
- Bathroom
- Driveway Parking







Floor 0



Floor 1



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

922 ft<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

## Sansome and George - Mortimer

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

T: 0118 933 1773

E: [mortimer@sansomeandgeorge.co.uk](mailto:mortimer@sansomeandgeorge.co.uk)

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

Sansome & George is a trading name of Sansome & George Hampshire Ltd.  
Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

### 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.