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12 Leighfield, Mortimer Common

£425,000

12 Leighfield

Mortimer Common, Reading

This attractive older style three bedroom semi-detached home offers spacious and versatile accommodation, ideal for family living or those seeking extra room to entertain and relax. Upon entering, you are welcomed by a generous entrance hall that leads to three well-proportioned reception rooms, providing flexible spaces for a formal lounge, dining area, and perhaps a study or playroom. The kitchen is thoughtfully laid out with ample storage and worktop space, complemented by a separate utility room that provides additional convenience for laundry or pantry needs. A practical downstairs W.C. enhances the functionality of the ground floor, catering to both residents and guests. Upstairs, there are three comfortable bedrooms, each enjoying good natural light and offering plenty of space for furnishings and storage. The family bathroom is well-appointed, ensuring comfort and style for daily routines. This property also benefits from a garage and a driveway, providing parking and additional storage options. With its classic features, generous proportions, and convenient layout, this charming home is perfect for those seeking a blend of character and practicality in a sought-after residential location. The combination of multiple reception rooms, a dedicated utility space, and three bedrooms offers flexibility for growing families, home workers, or anyone looking to personalise their living environment. Viewing is highly recommended to appreciate the full potential and appeal of this delightful property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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12 Leighfield

Mortimer Common, Reading

- Older style 3 Bedroom semi-detached home
- 3 Reception rooms
- Downstairs W.C
- Kitchen, Utility room
- 3 Bedrooms
- Bathroom
- Garden
- Garage and Driveway



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1303 ft²

Reduced headroom
6 ft²

(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.

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Sansome & George Mortimer Office

45 Aborn Parade West End Road - RG7 3TQ

0118 933 1773 • • www.sansomeandgeorge.co.uk/