

Mr Dan Cobley  
5, Ferndale Close  
Tilehurst  
Reading  
RG31 6UZ

28th July 2023

Dear Mr Cobley,

**Re: 5, Ferndale Close, Tilehurst, Reading, RG31 6UZ**

Thank you for meeting with me and giving Sansome and George the opportunity to value your home. In an assessment of this nature it is impossible to be precise, however our advice is based on research into the current market and extensive local knowledge.

In my opinion and with comparable evidence of properties sold and currently marketed in the local area, I suggest introducing your home to the open market at £1,250,000. Due to brackets on rightmove as discussed.

Myself and Paul (the MD) have discussed your home further and agree it would find its feet at circa £1,200,000

This should be reviewed on a regular basis with a full review after four weeks of marketing. This review ensures that we are on the right track and that your property does not remain unsold for an extended period of time.

My valuation is based upon the property being structurally sound and of standard construction as I have not carried out a structural survey and I have also assumed there are no restrictive or onerous covenants.

Sansome and George are members of the Ombudsman Scheme for Estate Agents (recognised by the office of fair trading) this will give you reassurance of the highest standards of service within our industry & one of the most established independent estate agents in Reading, Sansome & George have assisted home owners for over a quarter of a century and we have achieved an excellent reputation by taking pride in offering our clients both a personal and professional service.

We are confident that our pro-active approach to marketing combined with our customer care programme will be instrumental in securing you a buyer at the best possible price and in the timescale that you require.

Yours sincerely,



Lewis Kapp MNAEA

Assistant branch manager  
Sansome & George

**Head Office** - 9 The Triangle, School Road, Tilehurst, Reading, Berkshire RG30 4RN - **0118 942 1500** - [reading@sansome-george.com](mailto:reading@sansome-george.com)  
**Tilehurst & Purley Office** - 1 The Parade, Knowsley Road, Tilehurst, Reading RG31 6FA - **0118 942 0500** - [tilehurst@sansome-george.com](mailto:tilehurst@sansome-george.com)  
**Lettings & Management** - 9 The Triangle, School Road, Tilehurst, Reading, Berkshire RG30 4RN - **0118 939 1999** - [lettings@sansome-george.com](mailto:lettings@sansome-george.com)  
**Removals & Storage** Ferriday & Alder - **0118 986 2510** - [info@ferridayandalder.com](mailto:info@ferridayandalder.com)  
**Mortgage Department** - Masterplan Financial Services - **0118 945 1600** - [admin@masterplanfs.co.uk](mailto:admin@masterplanfs.co.uk)