



sansome  george

32 Calder Close, Tilehurst, Berkshire, RG30 4XL
£450,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Detached Home
- Front Aspect Living Room
- Conservatory
- Gas Radiator Central Heating
- Garage & Driveway Parking

- Ground Floor WC
- Rear Aspect Dining Room
- Kitchen & Bathroom
- UPVC Double Glazed Windows
- No Onward Chain

A four bedroom detached home located in a popular cul-de-sac within close proximity of Tilehurst village. Reputable schools, the frequent No 17 bus service which runs to and from the Reading town centre and local shops, are all easily accessible.

Accommodation comprises of entrance hall, ground floor WC, front aspect living room, separate dining room, kitchen and a lean-to style conservatory. The first floor offers four bedrooms and a three piece family bathroom.

The property features gas radiator central heating and UPVC double glazed windows. The front of the property provides ample driveway parking leading to a detached garage with light, power along with a courtesy door to a fully enclosed level enclosed garden.

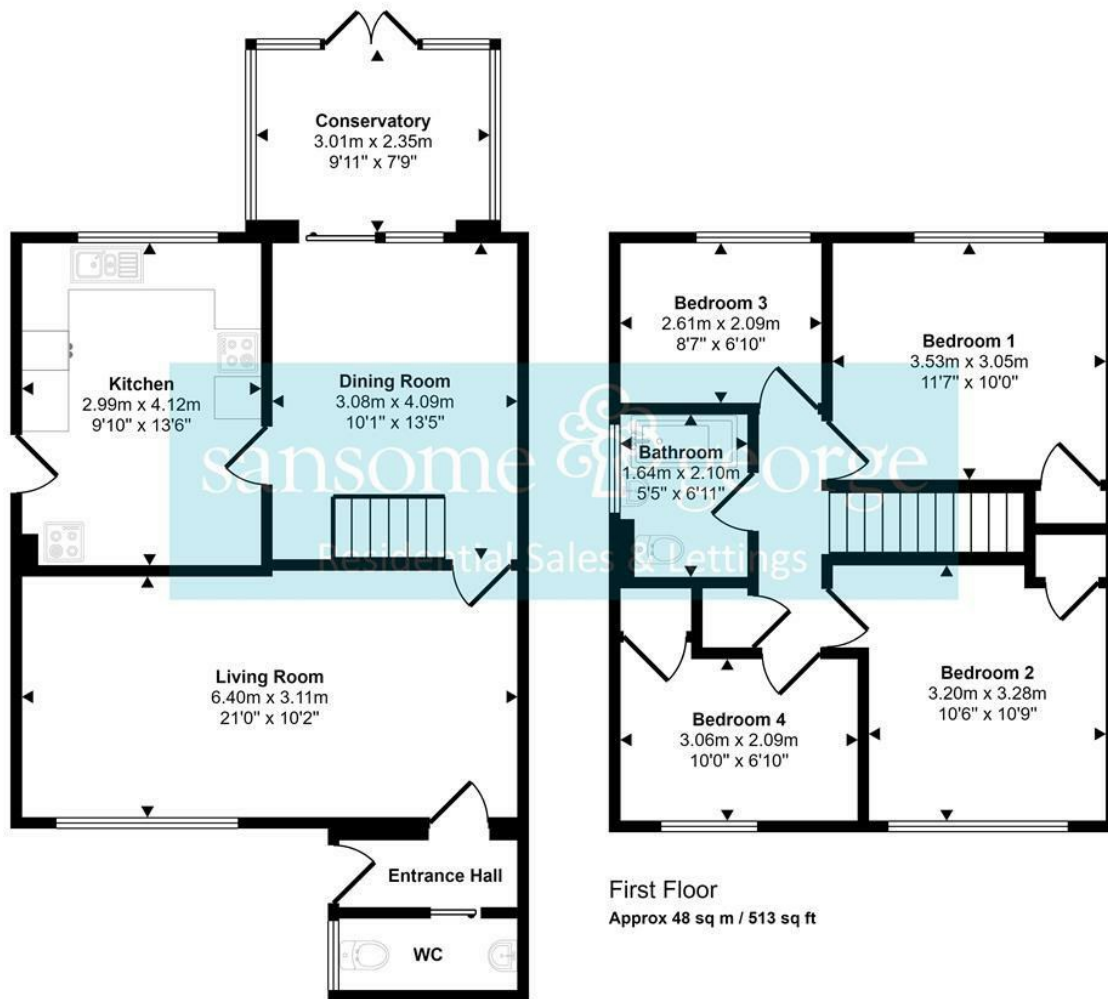
This ideal family home has the added advantage of no onward chain.

Council Tax Band - E - Reading Borough Council.

Please contact 0118 942 1500 to arrange a viewing or to request any further information.



Approx Gross Internal Area
107 sq m / 1154 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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