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7 Staddlestone Close, Tilehurst, Reading, Berkshire, RG31 6SP
Guide Price £525,000 Freehold

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Residential Sales & Lettings

- Extended 'Cooks' Built Semi Detached Home
- Magnificent Modern Re-Fitted Open Plan Kitchen / Dining Area
- Study/ Playroom
- Three Piece Family Bathroom
- Landscaped Rear Garden

- Three Double Bedrooms
- 15' Snug
- Ground Floor Shower Room/ Utility
- Garage / Store Room
- Driveway Parking

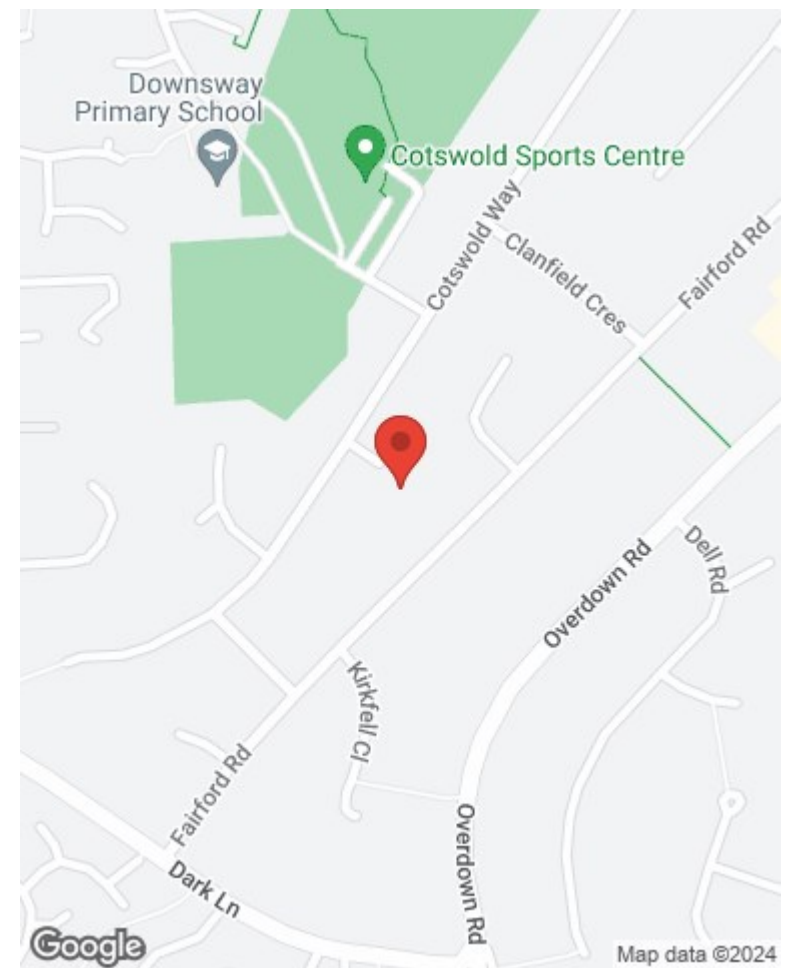
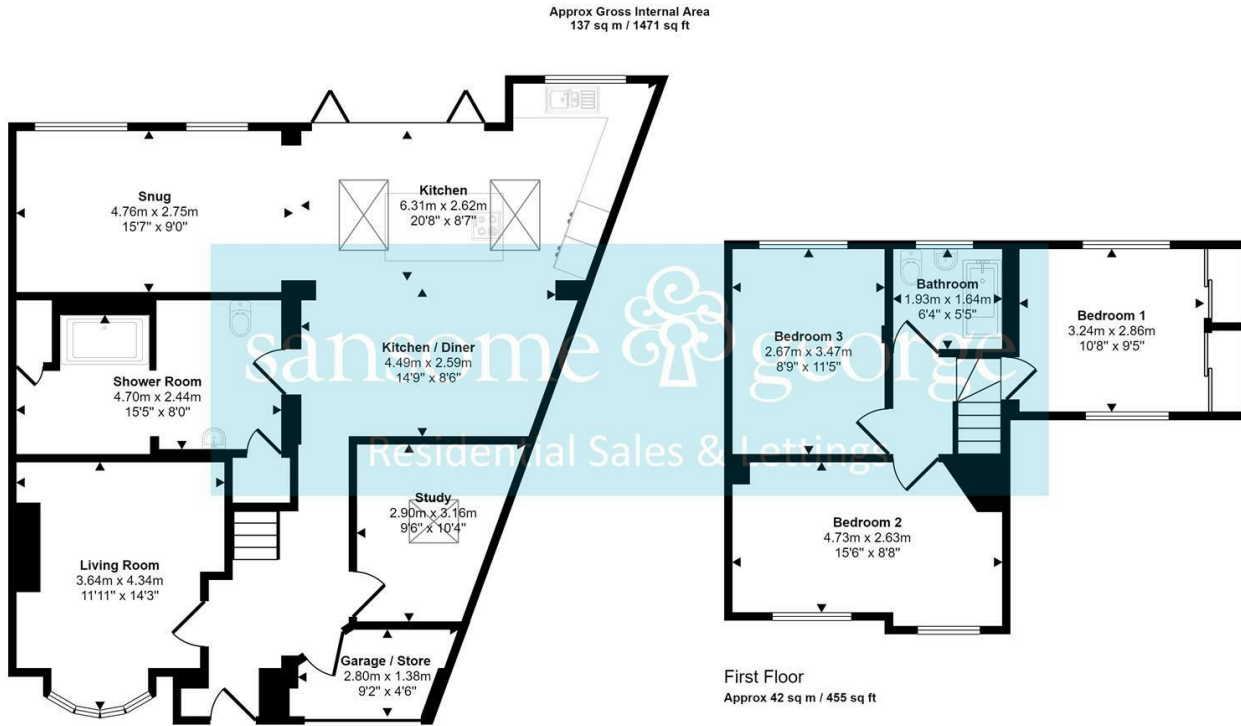
A fantastic example of an extended 'Cooks' built semi detached home situated in a desirable cul-de-sac of just 10 houses, located towards the western side of Tilehurst. Boasting significant enlargement, remodelling and improvement by the current owners, this superb home is ideally positioned within under 1 mile from Tilehurst Train Station as well as being within 10 minutes walk of local shops and conveniences, well regarded primary and secondary schools and regular bus services into Tilehurst Village and onto Reading Town Centre which is circa 4 miles to the east. Cotswold Sports Centre and Social Club as well as playing fields is within 5 minutes walk and miles of open countryside, woodland and the River Thames are all nearby in Sulham and the neighbouring villages of Purley-on-Thames and Pangbourne.

This outstanding home is beautifully presented throughout and offers versatile accommodation of great proportions totalling 1471 sq. ft. (94 sq. m.) in size. Approached via driveway providing parking for 2/3 vehicles and leads to a useful Garage/Store and the front door which opens to the entrance hall. Stairs rise to the first floor and doors lead to a 14' Living Room with front aspect bay window, a separate 10' Study/Playroom, and a large re-fitted shower/utility room. The open plan living space spanning the rear of the home is a prime feature of the property and provides a desirable space comprising of dining area, contemporary high specification fitted kitchen to include island incorporating breakfast bar, and a 15' snug area. Two roof lanterns flood and rear aspect windows flood the space with natural light and bi-fold doors open seamlessly to a raised composite deck seating area with steps down to lawn with raised beds and sizable summer house/studio/workshop. On the first floor, a central landing services 3 generous 'double' bedrooms all measuring in excess of 10', and a rear aspect fully tiled 3 piece bathroom.

This outstanding property is sure to attract early interest hence please contact Sansome & George Estate Agents to arrange a viewing appointment or to discuss this fine home in more detail.

West Berkshire Council - Band E





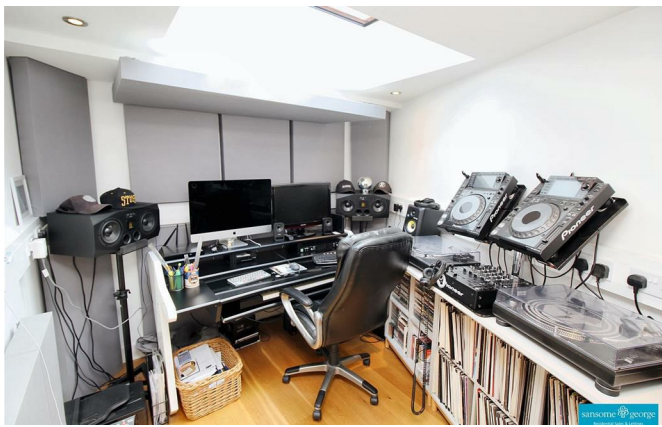
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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	69	79

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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