



sansome  george

**25 Apple Close, Tilehurst, Reading, RG31 6UR**  
**£595,000 Freehold**

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Residential Sales & Lettings



- 4 Bedroom Detached House In A Desirable Cul-De-Sac
- South Facing Rear Garden
- Entrance Hall With Ground Floor W/C
- Open Plan Kitchen/Diner
- Bathroom & En-suite Shower Room To Main Bedroom
- Offered With No 'Onward Chain'
- Converted Single Garage (Currently A Gym)
- Living Room With Wood Burner
- Conservatory Opening To Patio
- Driveway Parking With Double Gates To Side

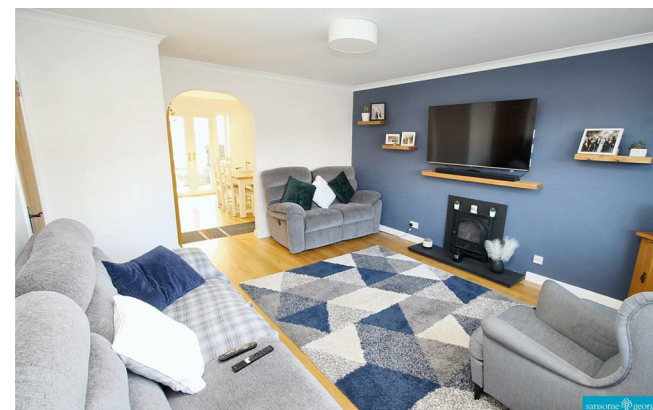
Offered to the market with the advantage of 'no onward chain', located in a well regarded cul-de-sac on the western fringes of the suburb of Tilehurst, this 'Wimpey' built detached home is ideally situated close to a host amenities to include popular primary and secondary schools, regular bus services, Tesco Express, local Sports & Social Club, plus miles of open countryside as well as The River Thames in an area of outstanding natural beauty in neighbouring Purley, all being within minutes walk. Tilehurst Train Station with links to Reading Mainline, London Paddington and Oxford is just over 1 mile away as is the neighbouring Thames side village of Pangbourne with shops, cafes, restaurants etc.

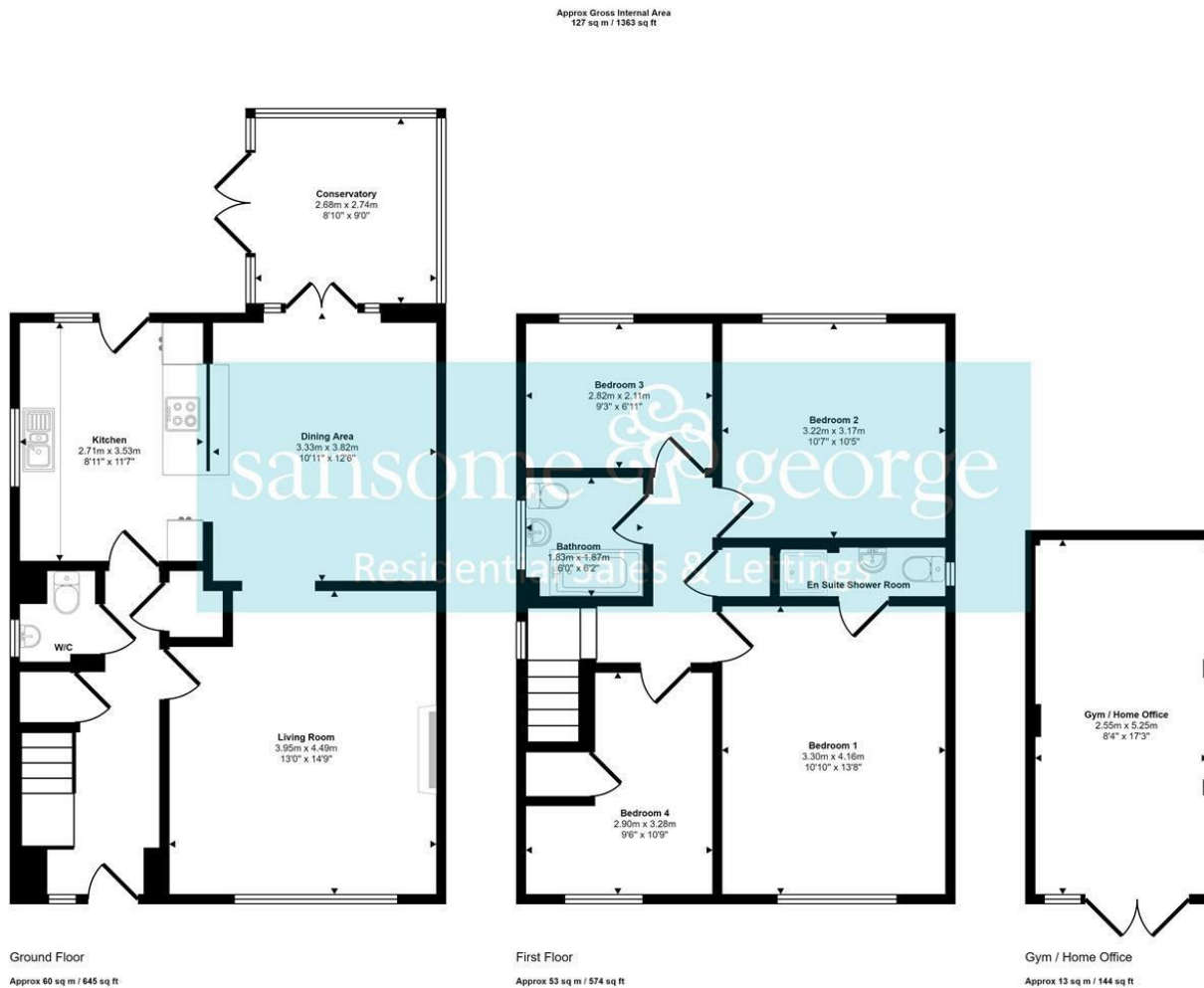
This well proportioned detached house is approached via a lawned frontage with driveway continuing to the side of the property through double opening gates to the south facing rear garden with paved patio. The former single Garage has been converted to provide a versatile multipurpose room, currently used as a gym but could lend its purpose to a range of uses or to be reinstated as a garage if so desired. Outside, there is also a raised lawned area with established trees providing a good level of seclusion to the rear. There is also a useful timber built 'lean to' to the side of the property.

Offering well proportioned accommodation throughout, the front door opens to the entrance hall where stairs rise to the landing and doors open to a built in cloaks cupboard, side aspect W/C, kitchen and living room. With interlinked spaces, the front aspect living room opens to a dining area which is open plan to the kitchen and with French doors leading to the conservatory. The living room features a wood burner while the well appointed kitchen includes integrated hob, oven and dishwasher. On the first floor, the central landing services four good sized bedrooms and a side aspect fully tiled bathroom which includes shower over bath. Bedroom 1 benefits from a side aspect en-suite shower room. Other general points to note include UPVC double glazing and gas fired central heating to radiators via 'combo' boiler.

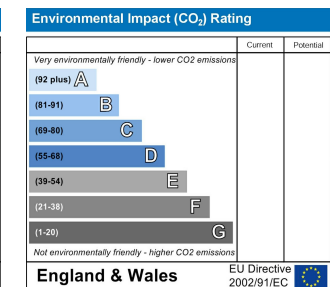
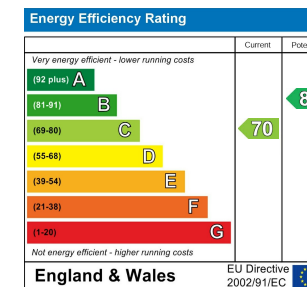
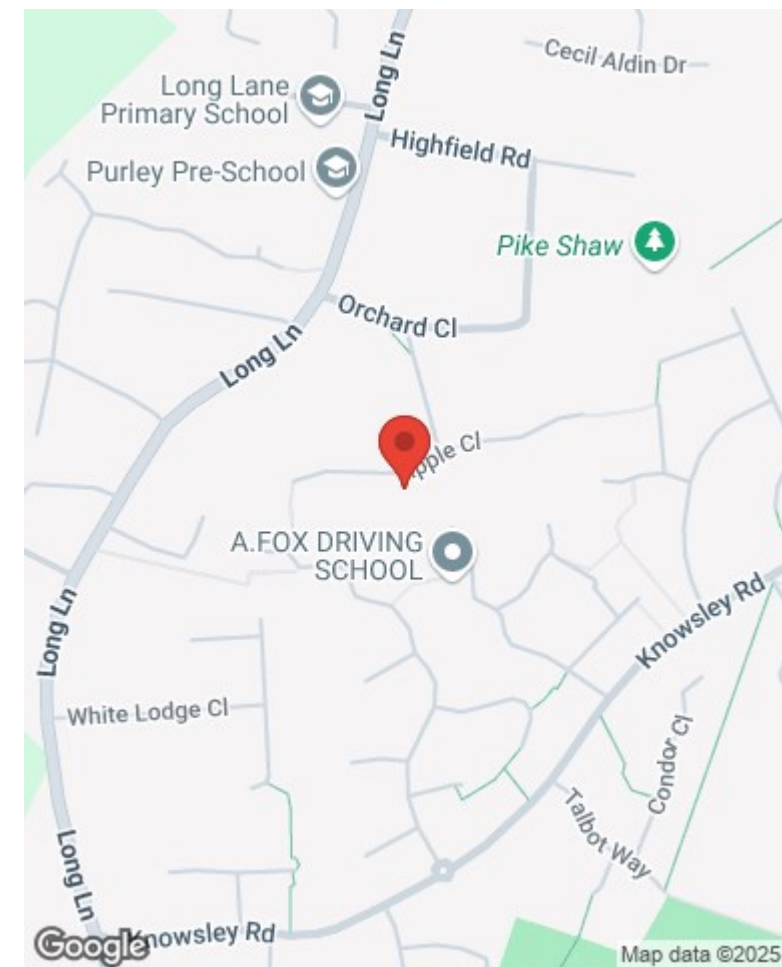
Please contact Sansome & George for any more information or to arrange a viewing appointment.

West Berkshire Council - Band E





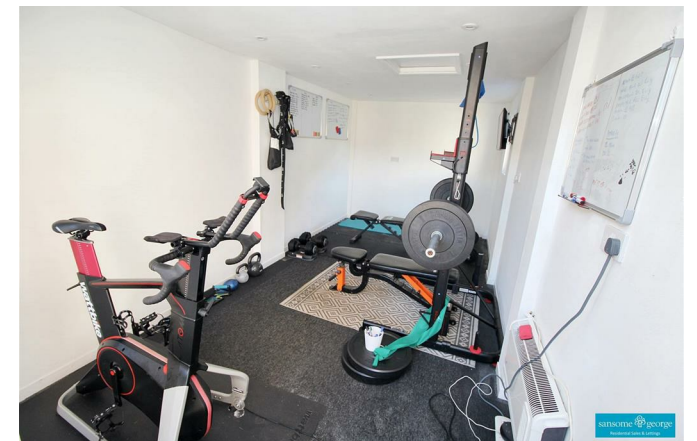
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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