



14 White Lodge Close, Tilehurst, Reading, Berkshire, RG31 6YT
£495,000 Freehold

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Residential Sales & Lettings

- 2/3 Bedroom Detached Bungalow
- Refitted Kitchen & Shower Room
- Utility Area
- UPVC Double Glazed Windows
- Garages to Front & Rear

- Front Aspect Living Room
- Open Plan Family/Dining Room
- Bedroom 3/Optional Study
- Gas Radiator Central Heating
- No Onward Chain

A well presented 2/3 bedroom extended detached Bungalow located in a sought after cul-de-sac off Long Lane. Situated on the western fringes of Reading, this fine home neighbours Sulham, Purley-on-Thames and Pangbourne Village, which hosts a wealth of local independent shops and businesses. Miles of open countryside, riverside walks, community barn, local sports and socials clubs with excellent recreational facilities are all minutes away.

Highly regarded schools including Long Lane and Purley Infants, local shops, frequent bus services to Reading town centre and Tilehurst railway station with links to central London and Oxford, are all easily accessible.

Accommodation comprises hall, front aspect living room, spacious open plan family/dining room, refitted kitchen, utility room, refitted shower room and three bedrooms (bedroom 3/optional study with direct access onto the garden).

The property has the benefit from gas radiator central heating and UPVC double glazed windows throughout.

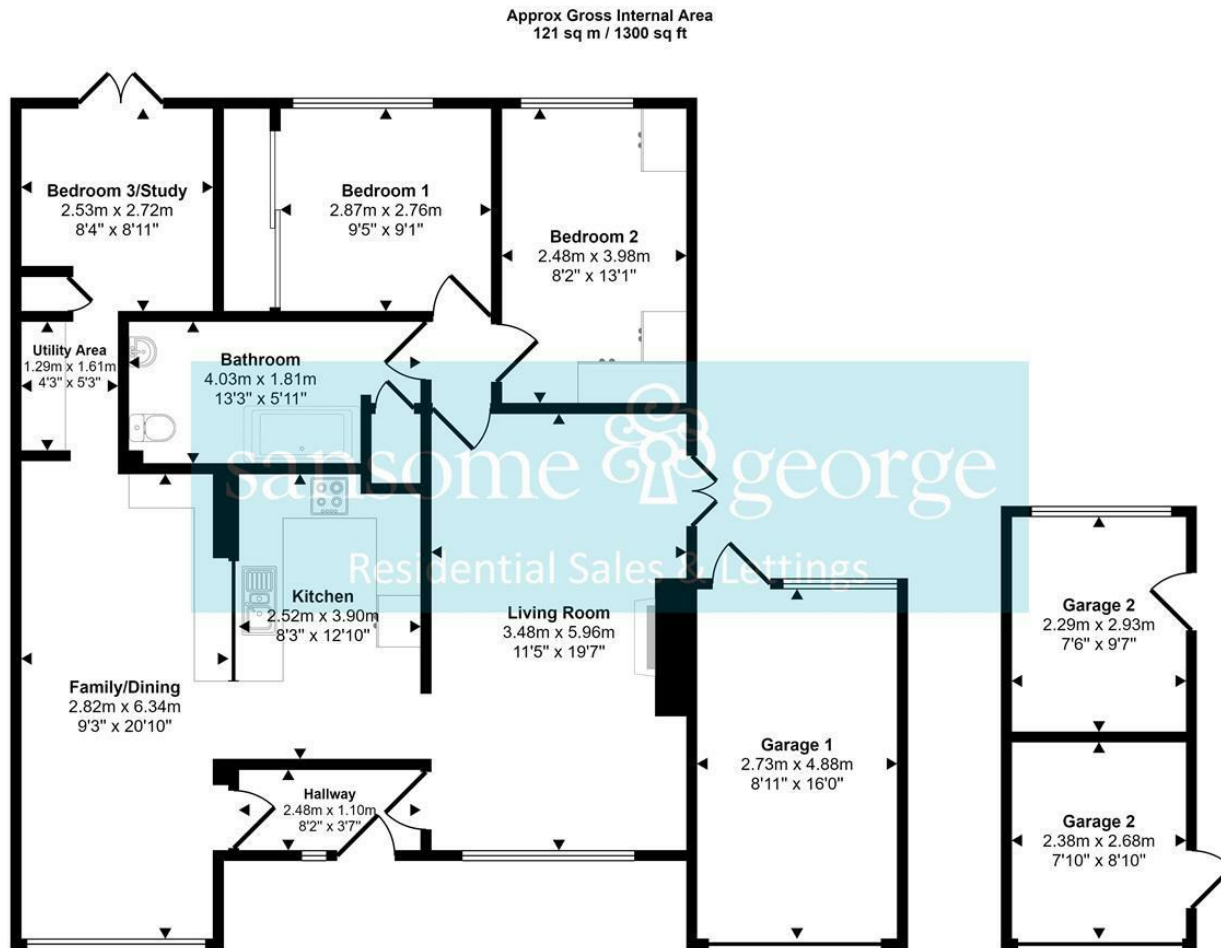
To the front is a block paved driveway, lawn area with a low level brick wall leading to an attached garage with light, power, courtesy door to the rear garden, along with a metal up-and-over door. The rear garden has a good sized patio and side section, mainly laid to lawn with various mature trees with flower and shrub borders. There is an additional detached garage, which is currently divided into two sections, one area has a work shop, the other is used as a store room. Both parts of the garage have the benefit of two separate entrances plus a metal up-and-over door leading to a further single driveway.

This fine home has the added advantage of no onward chain complications.

Please contact Sansome & George Estate Agents in Tilehurst to arrange an appointment to view.

Council Tax Band E - West Berkshire.

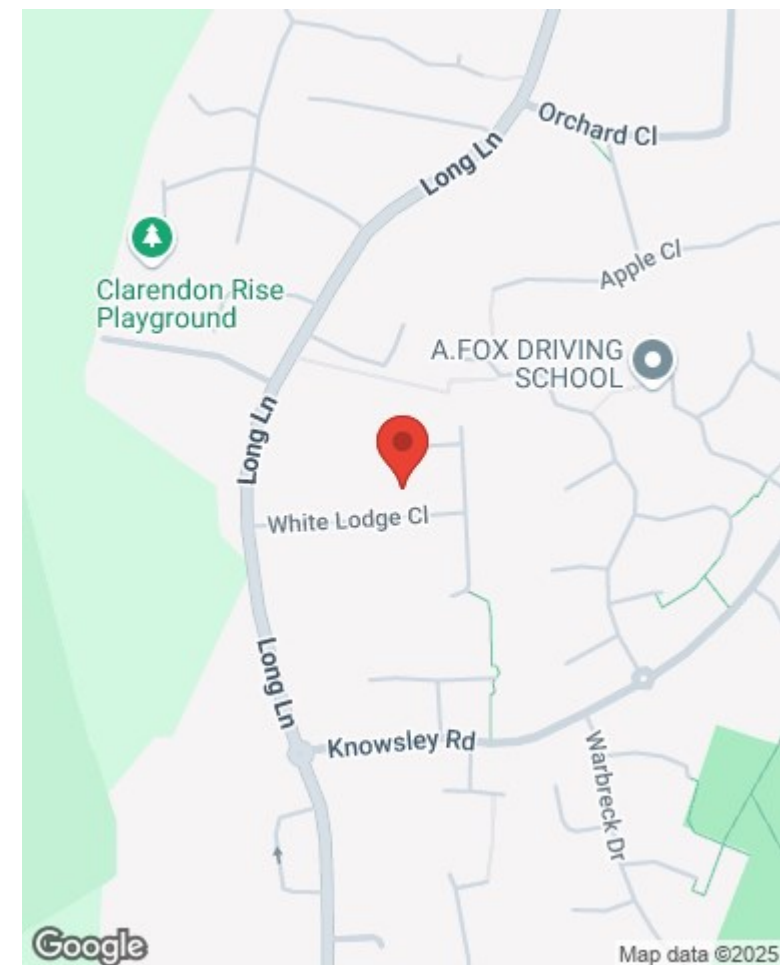




Floorplan
Approx 107 sq m / 1155 sq ft

Garage
Approx 13 sq m / 145 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.

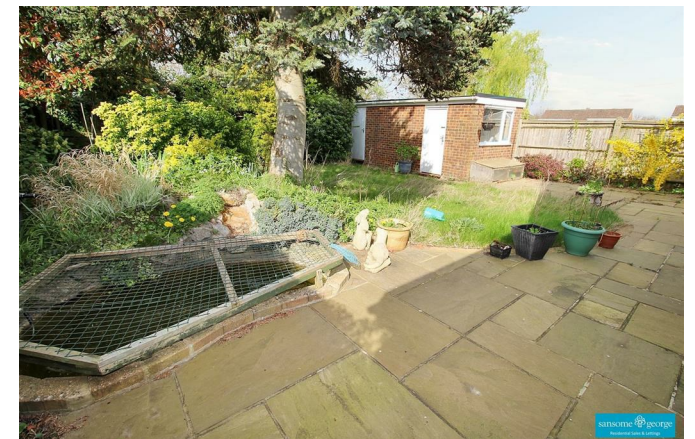


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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