



**14 Kirk Close, Tilehurst, Reading, RG31 6AH**  
**£525,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Modern End Town House
- Built In 2017 By Michael Shanley Homes
- Well appointed Kitchen/Diner plus Utility Room
- Option of 4 Bedrooms
- Block Paved Parking To The Front

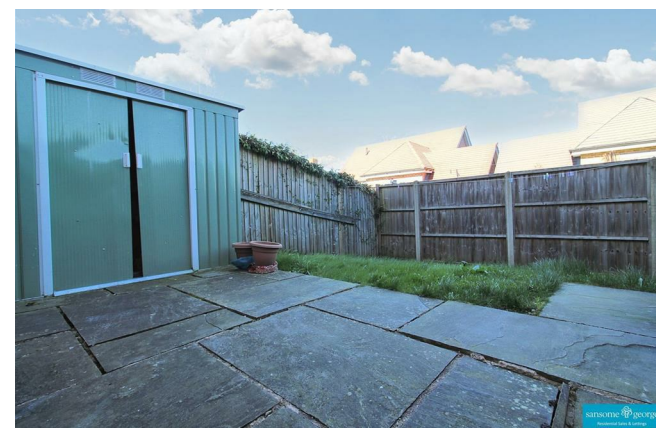
- 1483 sq. ft. (136 sq. m.) Of Versatile Accommodation
- Flexible Accommodation Over Three Floors
- First Floor Living Room
- Ground Floor Cloakroom, First Floor Bathroom plus En-suite Shower Room
- Enclosed Rear Garden

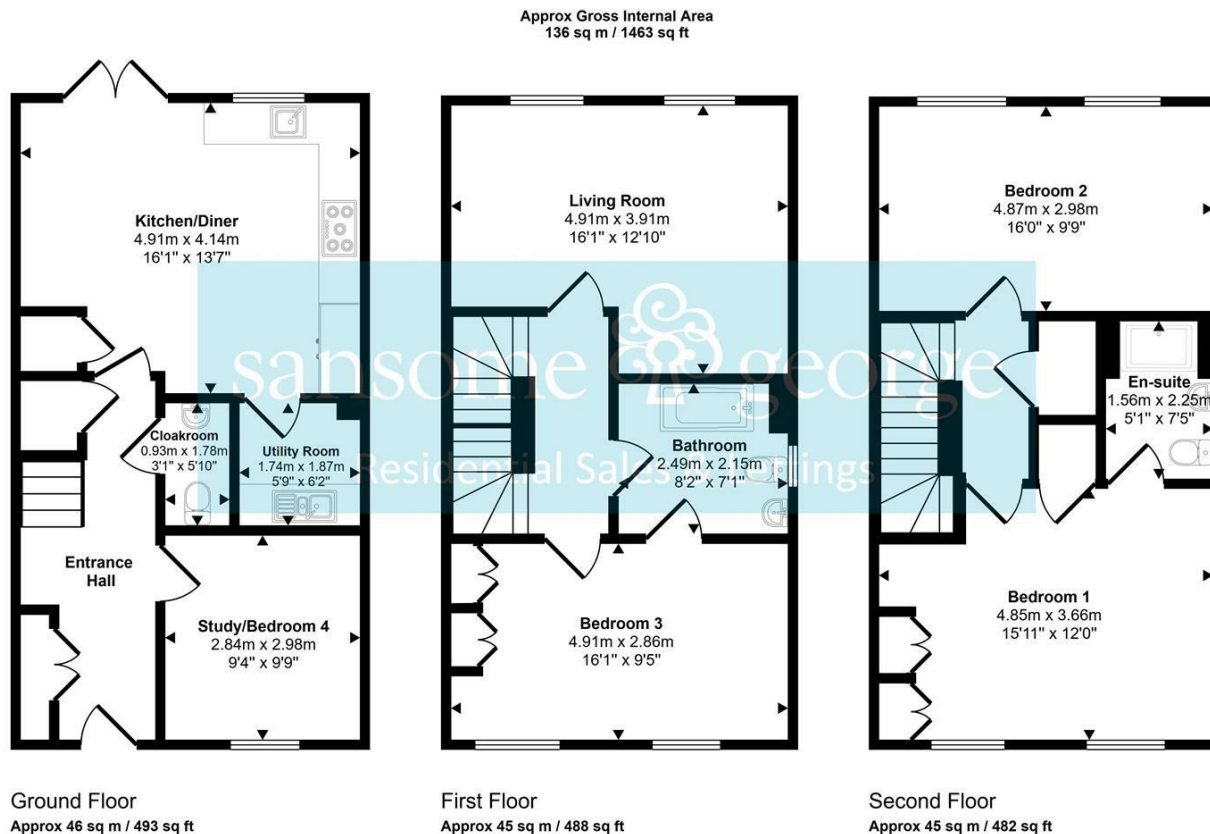
With well proportioned and versatile accommodation of 1463 sq ft (136 sq.m.) arranged over 3 stories, this modern end town house built in 2017 by messrs. Michael Shanley Homes is conveniently located at the top of an elevated cul-de-sac in the Tilehurst suburb of Reading, bordering the village of Purley-on-Thames. With far reaching views from the back of the upper floors of rooftops and countryside beyond, this ideal location is within 10 minutes walk of Tilehurst train station (London, Paddington, Oxford, Reading), whining reputable school catchments and within close proximity of local convenience stores (to include Tesco Express) as well as local cafes, pubs and restaurants. Miles of open countryside and a beautiful stretch of The River Thames are also within close proximity.

Offering flexible internal accommodation throughout, the front door opens to Entrance Hall where stairs rise to the first floor and doors lead to a ground floor cloakroom, separate versatile study/bedroom 4 and a well appointed kitchen/diner with integrated appliances, French doors to rear garden and door leading to a practical utility room. From the first floor landing, a second staircase rises to the second floor and doors leading to rear aspect living room, a front aspect third bedroom with fitted wardrobes and with access to an en-suite bathroom also with a door to the landing. On the top (second) floor, are two separate bedrooms with bedroom 1 benefiting from a side aspect en-suite shower room. Outside, the rear garden is enclosed by wooden panel fencing with a pedestrian gate leading to the front. A paved patio spans the rear of the property and adjoins a small lawned garden.

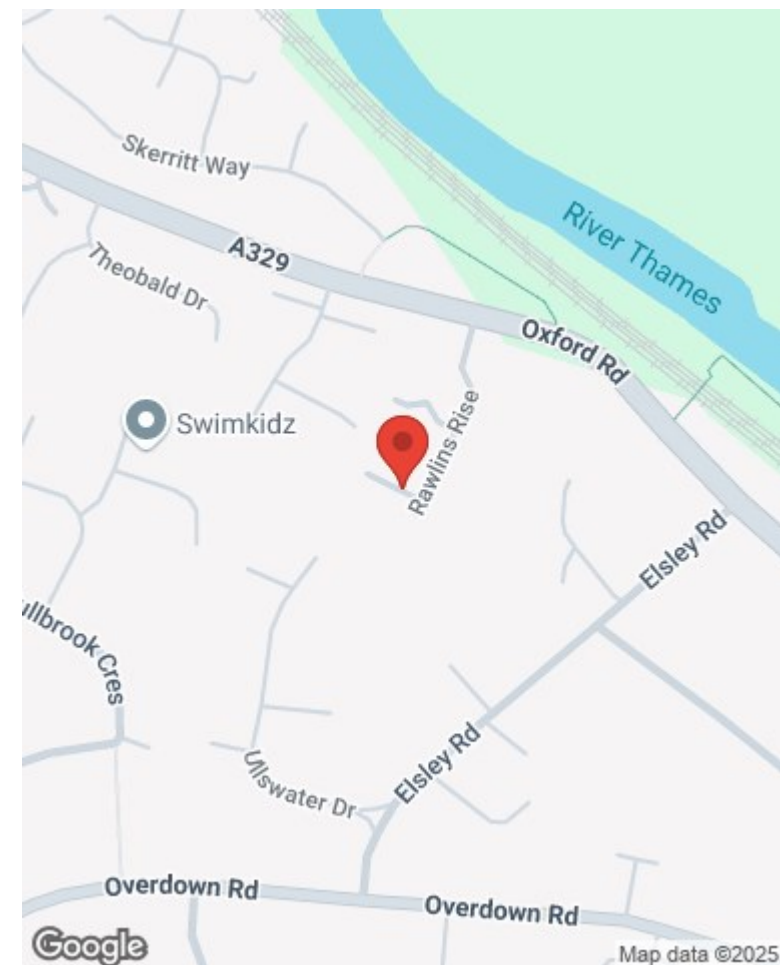
Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band E  
Service/Maintenance Charge:- £288 per annum (2024/2025)





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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

#### Misrepresentation and Misdescriptions Acts

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