



**11 The Birchwoods, Tilehurst, Reading, RG31 5UH**  
**Offers In Excess Of £575,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Peaceful & Highly Sought After Cul De Sac Location
- Three Well Proportioned Bedrooms
- Extended 20ft Kitchen Breakfast Room Created By Garage Conversion
- Fully Enclosed Landscaped Rear Garden
- Ample Driveway Parking

- A Stone's Throw From Sulham Woods & Open Countryside
- 30ft Living Room With Feature Bow Window
- No Onward Chain Complications
- Outbuilding Suitable For Storage Or Potential Home Office
- Catchment Area for Little Heath and Birch Copse Schools

Set in a peaceful and highly sought after cul de sac, this beautifully presented three bedroom detached home occupies a superb position on the western fringes of Tilehurst, just a stone's throw from Sulham Woods and miles of open countryside. Built by T.A. Fisher, this impressive home combines a tranquil setting with excellent convenience. It is ideally placed for access to Little Heath and Birch Copse Schools, regular bus services, and the variety of shops and amenities found in Tilehurst Village. Tilehurst Train Station, providing connections to Reading, Oxford, and London Paddington, is approximately two miles away, while Reading Town Centre and Junction 12 of the M4 with IKEA and a modern retail park are easily accessible.

Accommodation comprises an entrance hall with stairs rising to the first floor and a cloakroom. Double doors lead to an approximately 30ft living room with a feature bow window. The 20ft kitchen breakfast room has been thoughtfully extended by converting the garage, creating additional space for cooking, storage, and a practical area for shoes and coats. The kitchen offers ample storage cupboards and worksurface area, a UPVC door to the rear provides access to the landscaped rear garden, and a UPVC door to the front leads to driveway parking. The garage door remains in place. The first floor offers three well proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes, and a three piece family bathroom with shower over bath that serves all bedrooms.

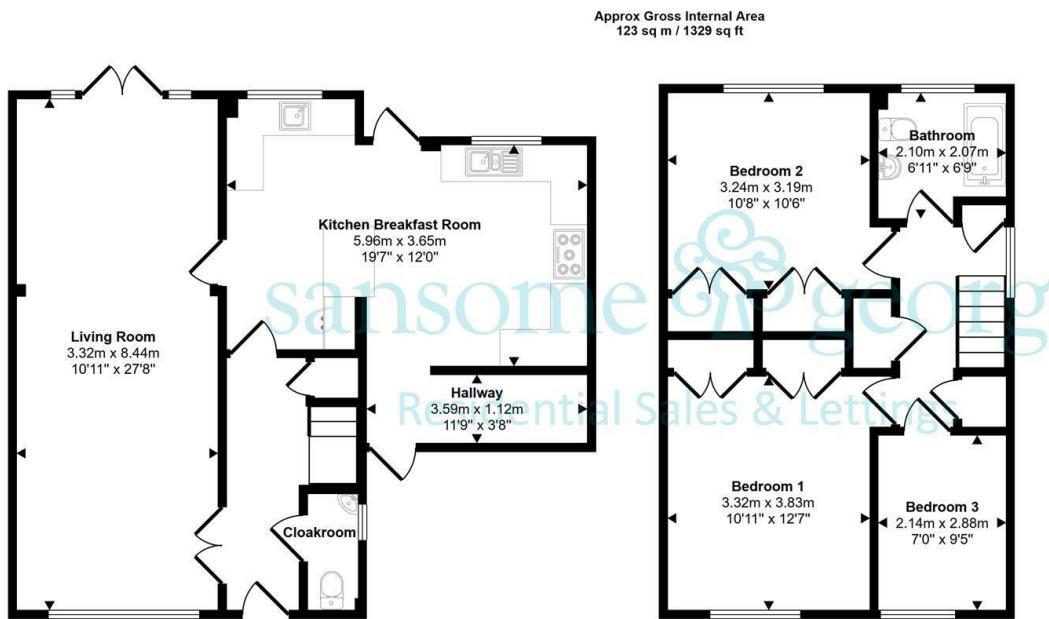
The exterior features a fully enclosed rear garden mainly laid to lawn, a full width patio area, and an additional patio perfect for a sitting area. Borders are filled with various plants and shrubs, and there is a raised flower bed. An outbuilding is included that can be used for storage or, with some alteration, would be ideal as a home office. To the side of the property is a wooden lean to currently used as a storage area.

This is a wonderful opportunity to acquire a well presented home in an exceptionally quiet cul de sac, offering peace, privacy, and countryside living, all within easy reach of local amenities and transport links.

Please contact Sansome & George Tilehurst branch to arrange a viewing or to request further information.

West Berkshire Council - Band E



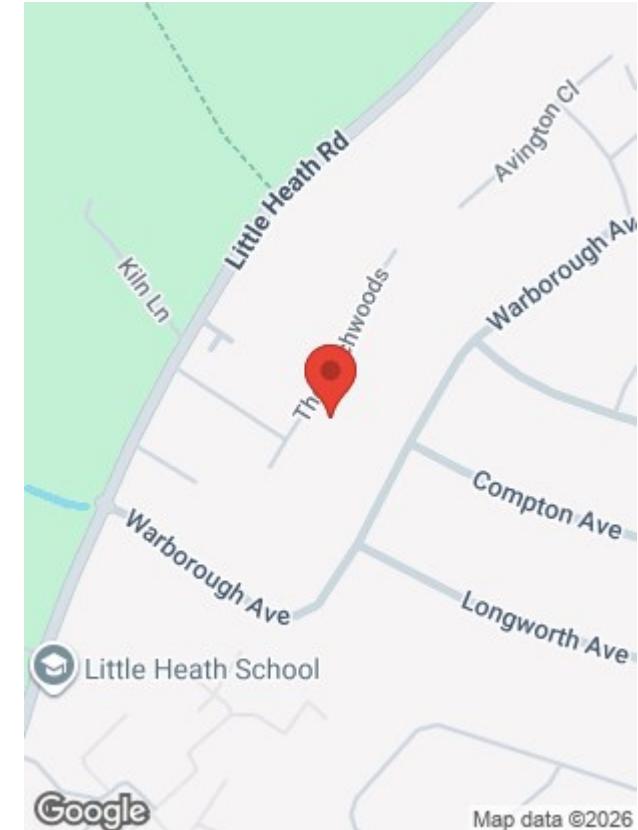


Ground Floor  
Approx 66 sq m / 709 sq ft

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.

First Floor  
Approx 47 sq m / 508 sq ft

Outbuilding  
Approx 10 sq m / 112 sq ft

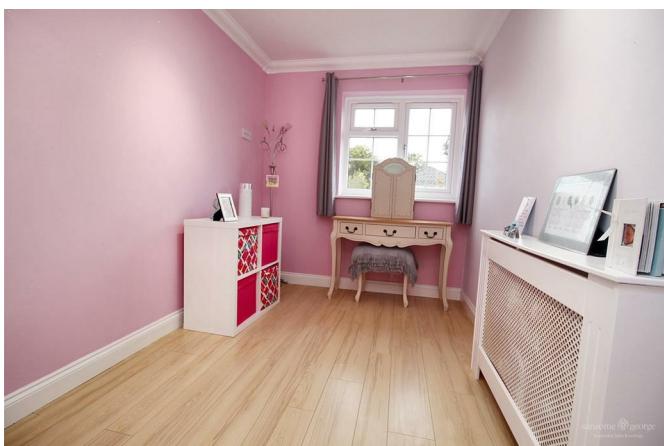


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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