



**1 Woodthorne Close, Tilehurst, Reading, Berkshire, RG31 6XU**  
**£475,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- 4 bedrooms
- En suite Bathroom to master
- Modern fitted kitchen diner
- Gas radiator central heating
- Garage with double width parking
- 2 shower en suite shower rooms
- Utility Room
- Lounge diner
- UPVC Double glazing
- Beautifully landscaped garden

### Property Description

A beautifully presented three storey semi detached home located in a sought after development built by David Wilson in 2006. Situated on the Western fringes of Tilehurst bordering Purley on Thames, this fine home is positioned close to reputable schools, local shops, Purley sports and social club with excellent recreational facilities and miles of open countryside in nearby Sulham.

The popular Berkshire village of Pangbourne is just 2 miles away, offering a selection of shops, cafes, pubs and restaurants, along with river and countryside walks.

Tilehurst railway station, Pangbourne station and frequent bus services are all easily accessible.

Spacious, versatile and contemporary accommodation comprises of an entrance hall with cloaks cupboard, two ground floor bedrooms (optional study), shower room which can be accessed via the hall or bedroom 3 and a utility room.

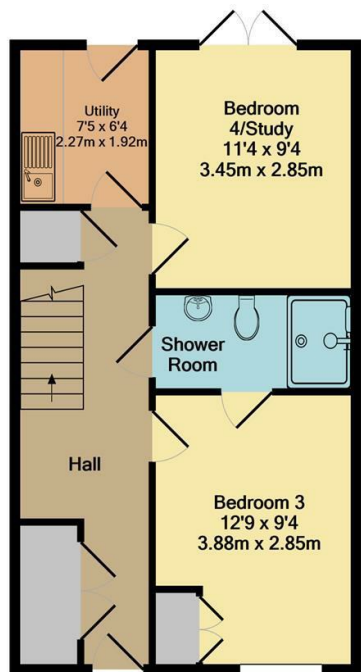
The first floor offers a fantastic refitted kitchen diner and a good sized L shaped lounge diner.

In addition the second floor features two further bedrooms both benefitting from en-suite shower/bathroom.

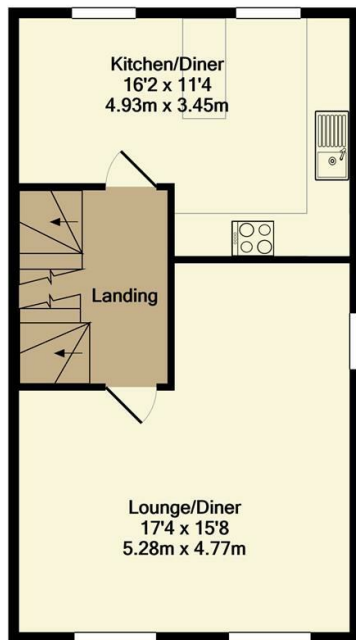
This fine home offers gas radiator central heating, UPVC double glazed windows and tremendous landscaped low maintenance rear garden with a detached single garage to the side of the property and spacious double driveway.

Offered for sale with the added advantage of no onward chain.

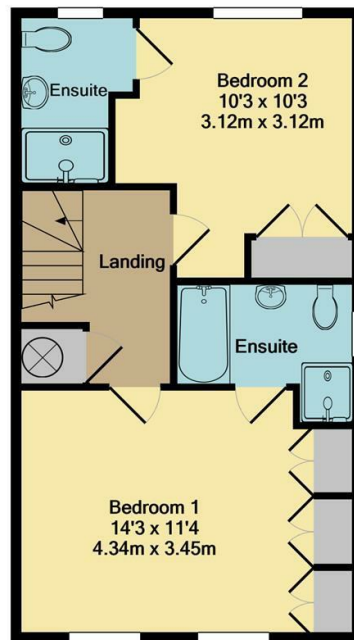




GROUND FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)

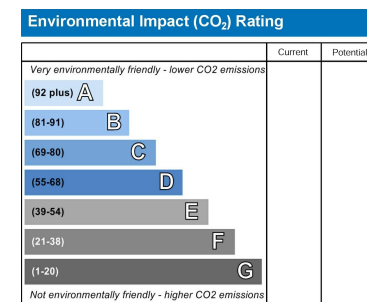
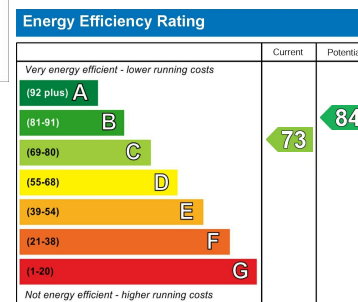
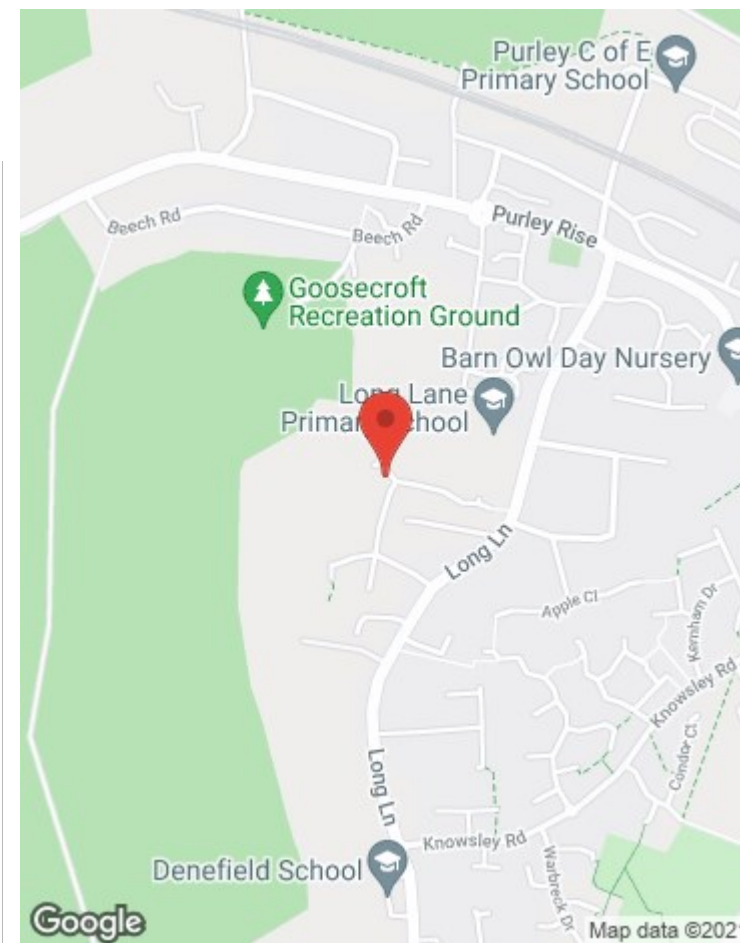


1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (124.9 SQ.M.)  
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