



2 Alford Close, Tilehurst, Reading, RG30 4TB
£375,000 Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom Mid-terrace Home
 - Fitted Kitchen
 - UPVC Double Glazed Windows
 - Shower Room
 - Enclosed Rear Garden
- Front To Rear Aspect Lounge Diner
 - Gas Radiator Central Heating
 - 3 Double Bedrooms
 - Driveway Parking & Integral Garage
 - No Onward Chain

Situated in a convenient and sought after cul-de-sac location, this well presented three bedroom mid-terrace home offers a perfect blend of comfort, practicality and accessibility. Just a short distance from Tilehurst railway station with links to central London and the heart of Tilehurst village, the property is ideally placed for commuters and families alike.

The home features a spacious and light-filled layout, including a welcoming hall opening to a lounge diner, a functional rear aspect kitchen and a rear inner hall leading to an integral garage. The first floor landing services three generously sized double bedrooms and a shower room. The interior is well maintained and features UPVC double glazing and gas radiator central heating.

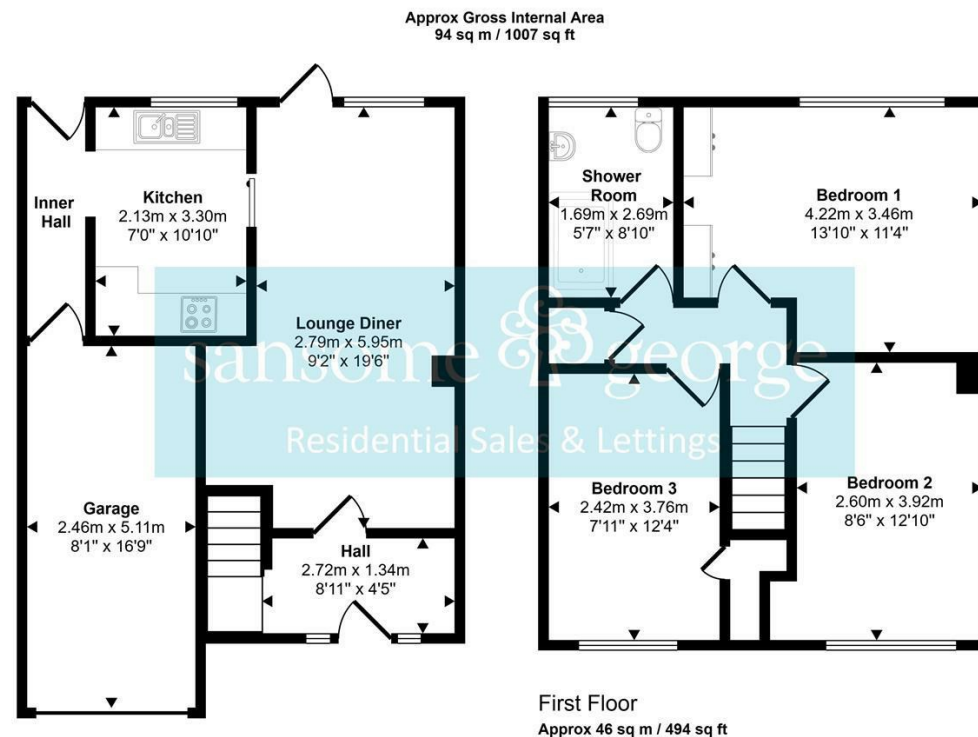
Outside, the property benefits from a private rear garden, mainly laid to lawn with shrub borders and patio which is fully enclosed , ideal for relaxing or entertaining, while the surrounding area boasts a wealth of amenities, including shops, cafes, schools, frequent bus services to Reading town centre and open parkland, all within easy reach. To the front, the property benefits from driveway parking leading to a garage.

Perfect for first time buyers, young families, or investors, this home combines excellent transport links with a vibrant community setting.

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

Reading Borough Council - Band C





Ground Floor
Approx 48 sq m / 513 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	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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