



6 Shipton Close, Tilehurst, Reading, RG31 6PE
Guide Price £550,000 Freehold

sansome & george
Residential Sales & Lettings

- 4 Bedroom Extended Detached Cooks Built Bungalow
- Rear Aspect Kitchen
- Gas Radiator Central Heating
- Detached Garage
- Sizeable Rear Garden

- Living & Dining Room
- Bathroom
- UPVC Double Glazed Windows
- Driveway Parking
- Sought After Cul-de-sac Location

This well presented four bedroom Cooks built, extended detached Bungalow is ideally positioned in a highly sought after cul-de-sac within Tilehurst, offering both convenience and a peaceful residential setting.

The property is superbly located within easy reach of local shops, frequent bus services providing access to Reading town centre and Tilehurst railway station, which offers direct links to Paddington and central London. Tilehurst village, with its wealth of amenities including shops, cafés, schools and recreational facilities, is just a short walk away.

The accommodation is both spacious and versatile. An entrance porch opens into a welcoming entrance hall, leading to a bright front-aspect living room which flows seamlessly into a separate dining room, ideal for entertaining and family living. To the rear, a fitted kitchen enjoys direct access onto a patio area, providing an excellent connection to the garden and outdoor dining space.

The remainder of the bungalow comprises of four well proportioned bedrooms, offering flexibility for family living, guests or home office use, along with a three-piece family bathroom.

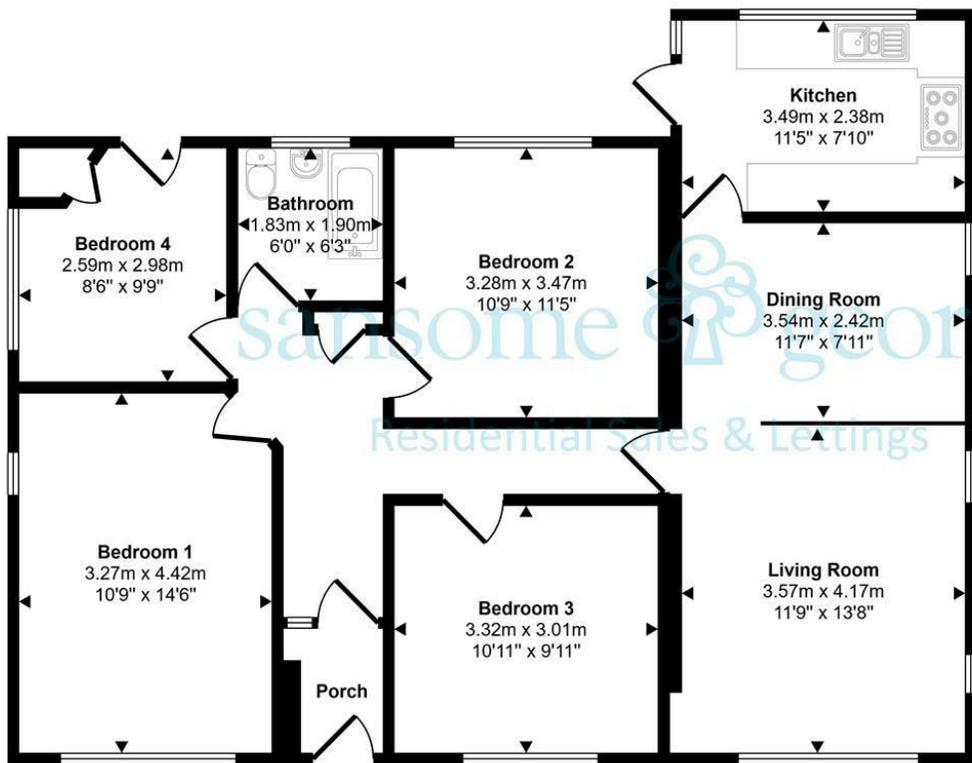
Further benefits include gas radiator central heating, UPVC double-glazed windows and an enclosed rear garden which enjoys elevated views across parts of Tilehurst. Externally, the property also features a detached garage and driveway parking, adding to its practicality and appeal.

An excellent opportunity to acquire a spacious Bungalow in a prime location. Viewing is highly recommended and can be arranged by contacting Sansome & George.

Council Tax Band E – West Berkshire.

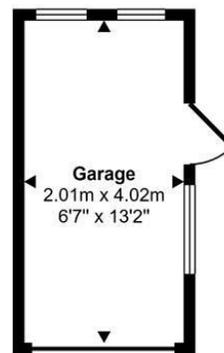


Approx Gross Internal Area
104 sq m / 1117 sq ft

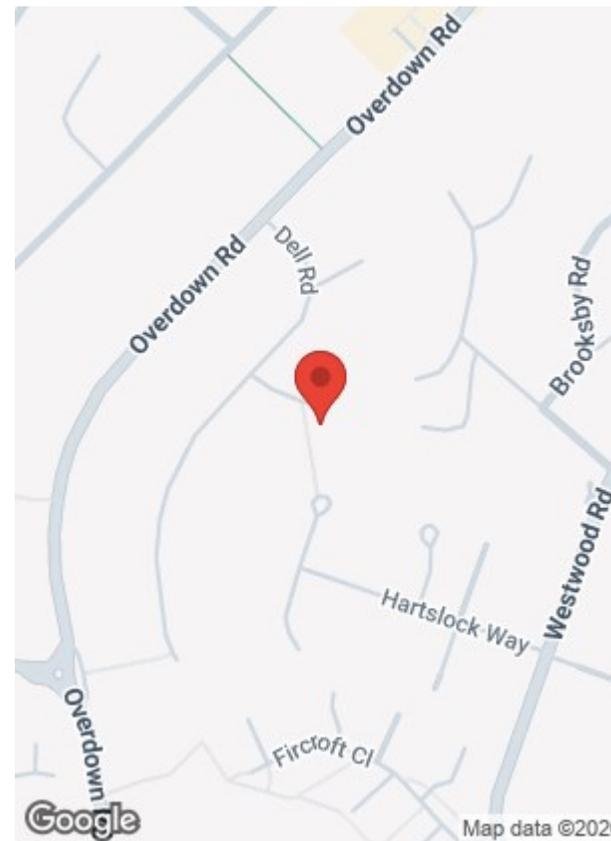


Floorplan
Approx 96 sq m / 1030 sq ft

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.



Garage
Approx 8 sq m / 87 sq ft



Energy Efficiency Rating	
	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	
Current: 68	Potential: 77
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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 ₂ emissions	
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