



1 Cranmer Close, Tilehurst, Reading, RG31 6FL
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- No Onward Chain
- Link Detached Bungalow
- Spacious Living Room
- Kitchen/Breakfast Room
- Garage And Driveway Parking
- Two Double Bedrooms
- Sought After Cul-de-sac Location
- Modern Shower Room
- Landscaped Rear Garden
- Excellent Access To Pangbourne, Tilehurst And Countryside Walks

Offered to the market with the added advantage of no onward chain is this well presented two bedroom link detached bungalow, ideally positioned within a sought after cul-de-sac just off Long Lane. The property enjoys a highly desirable location with easy access to miles of beautiful open countryside in nearby Sulham, whilst remaining conveniently placed for excellent transport links, including regular bus services to Reading town centre and Tilehurst railway station, offering direct services to London Paddington and Oxford. Nearby amenities include a Waitrose supermarket, the independent shops, cafés and restaurants of Pangbourne village, together with picturesque riverside walks along the River Thames.

The accommodation comprises an entrance hall with a useful storage cupboard, a front aspect kitchen/breakfast room fitted with a range of high and low level storage units and ample work surface space, and a spacious rear aspect living room with side door provides direct access to the patio, whilst an inner hallway leads to two generous double bedrooms and a contemporary shower room. Additional benefits include UPVC double glazing throughout and gas radiator central heating.

Externally, the property enjoys a beautifully landscaped rear garden, predominantly laid to lawn with patio area creating an ideal space for outdoor relaxation and entertaining. A courtesy door provides access to the integral garage, which benefits from power, lighting and an up and over door. To the front of the property is a driveway providing off road parking, together with access to the garage.

West Berkshire Council Tax Band D.

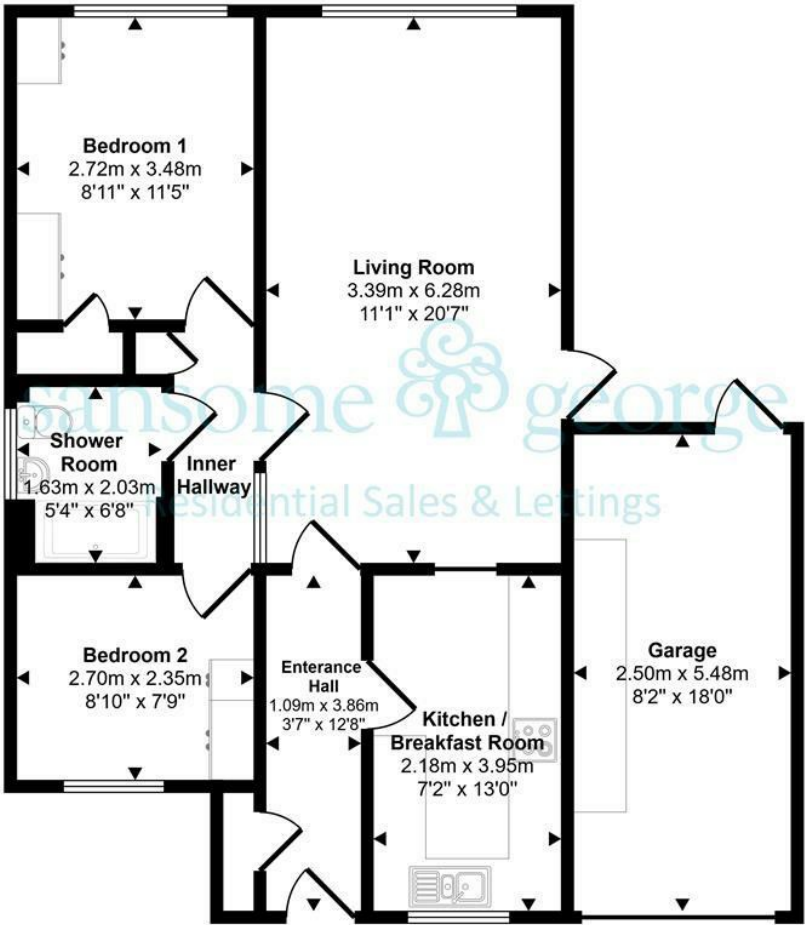
Purchasers Note:-

Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.

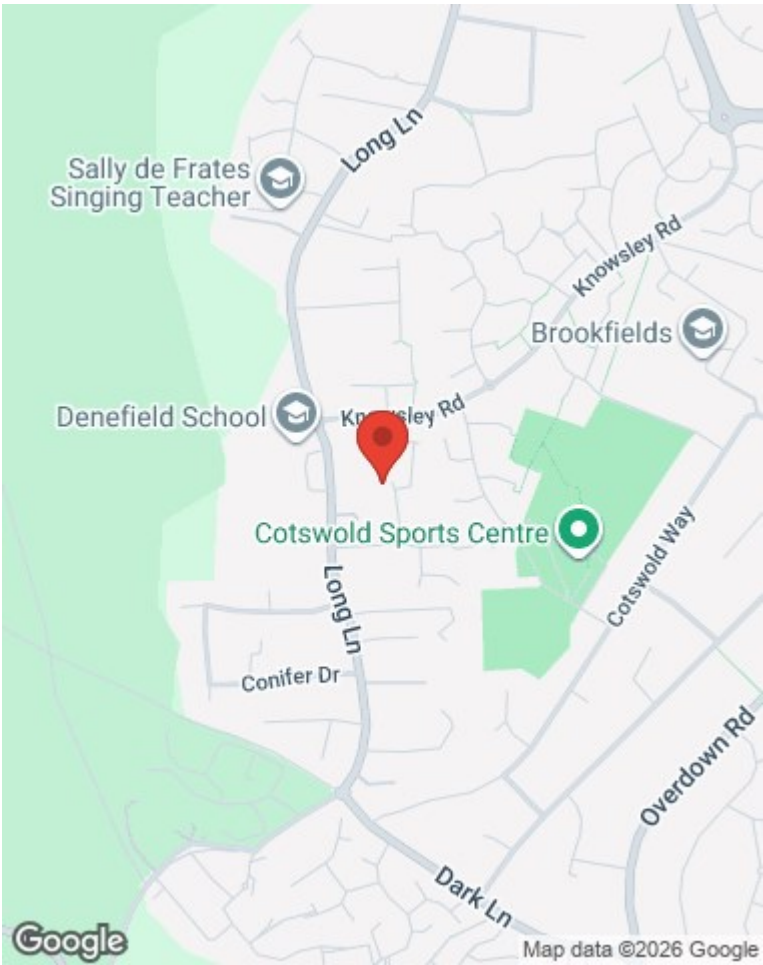


Approx Gross Internal Area
76 sq m / 813 sq ft



Floorplan

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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