



**26 Pryor Close, Tilehurst, Reading, Berkshire, RG31 6UG**  
**Offers In Excess Of £420,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- Immaculate Three Storey Mid Terrace Home
- Modern Fitted Kitchen With Breakfast Bar
- Contemporary Family Bathroom And Ensuite
- Gated Rear Access
- Landscaped Rear Garden With Full Width Patio

- Three Generous Double Bedrooms
- Spacious Lounge/ Dining Room
- Walk In Wardrobe To Master Bedroom
- Visitor Parking Available
- Close To Shops, Schools, Transport, And Countryside

An immaculate three storey, three double bedroom mid terrace home, ideally situated in a highly desirable location on the Tilehurst and Purley on Thames borders. This impressive property enjoys close proximity to local shops, highly regarded schools, regular bus services and miles of beautiful open countryside in nearby Sulham. Tilehurst railway station provides direct links to London Paddington and Oxford, while the popular village of Pangbourne is also within easy reach.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor, useful storage cupboard and cloakroom. The modern fitted kitchen offers a comprehensive range of wall and base units with ample work surface space and breakfast bar. To the rear, the spacious lounge and dining room benefits from a handy storage cupboard and UPVC double glazed doors opening onto the landscaped rear garden.

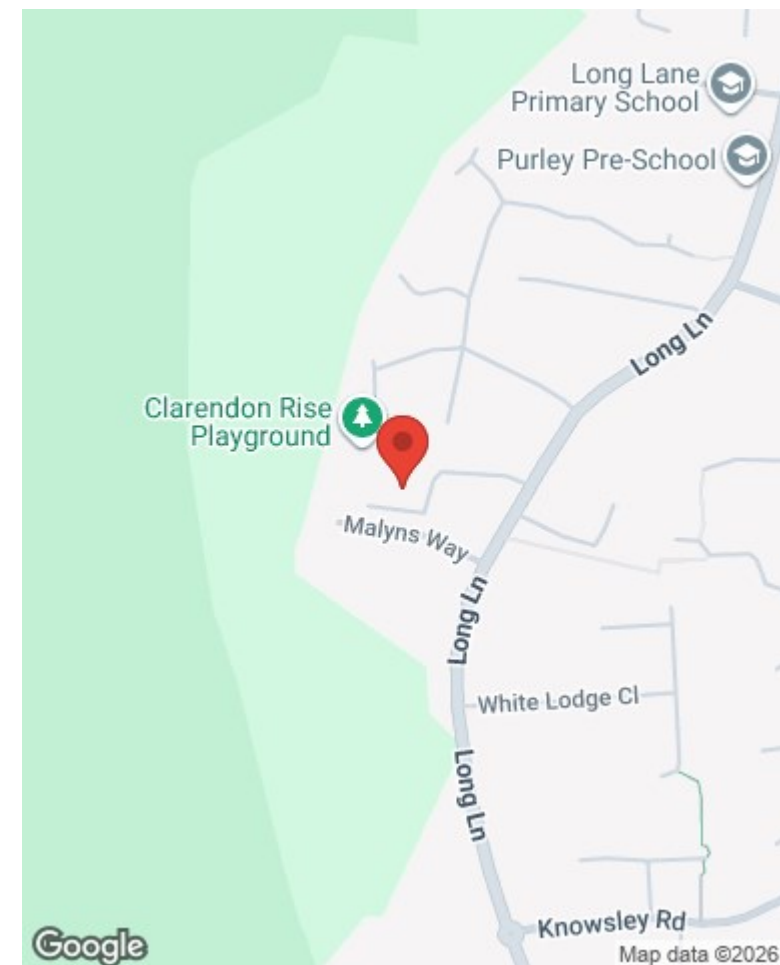
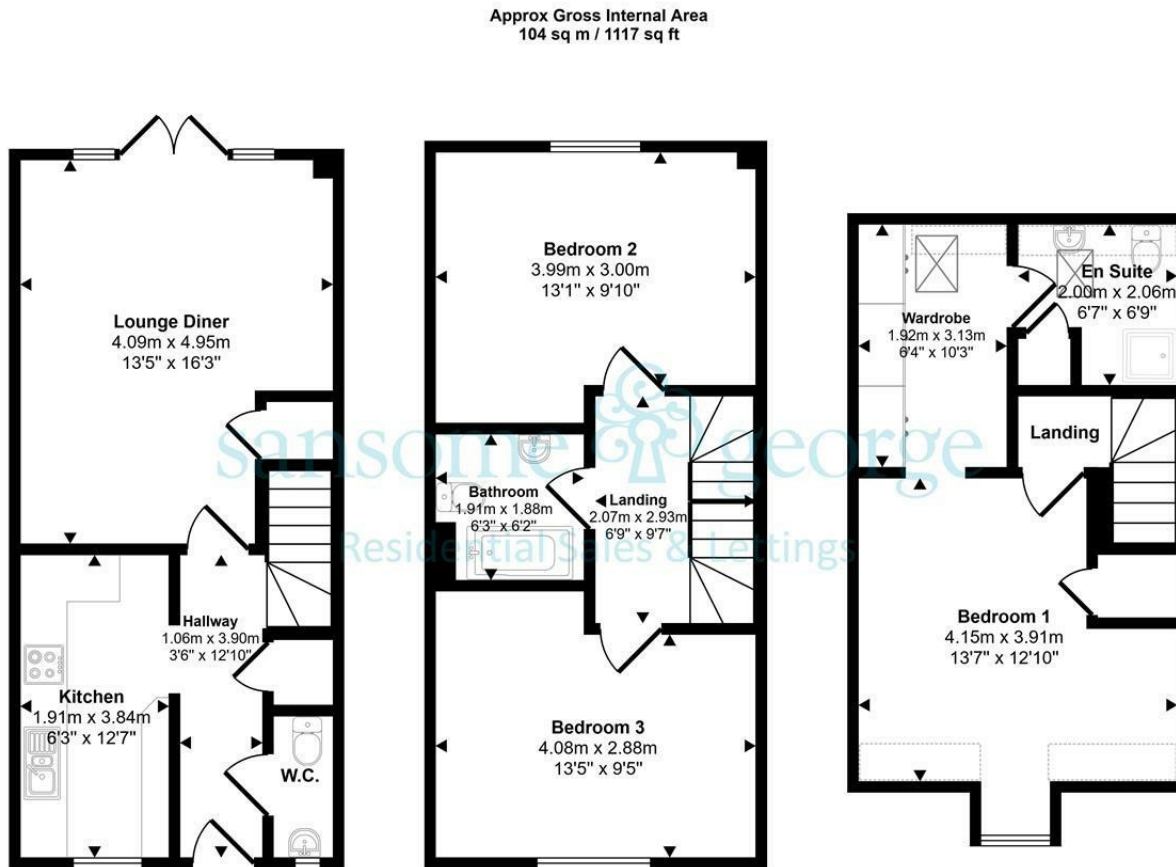
The first floor provides two well proportioned double bedrooms, both served by a contemporary three piece family bathroom with shower over the bath. The second floor features a generous double bedroom with the added advantage of a modern ensuite shower room and walk in wardrobe.

Externally, the rear garden is mainly laid to lawn with a full width patio area and gated rear access. Further benefits include UPVC double glazing, gas radiator central heating, visitor parking and the convenience of a short walk to the lovely Sulham Woods.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band D





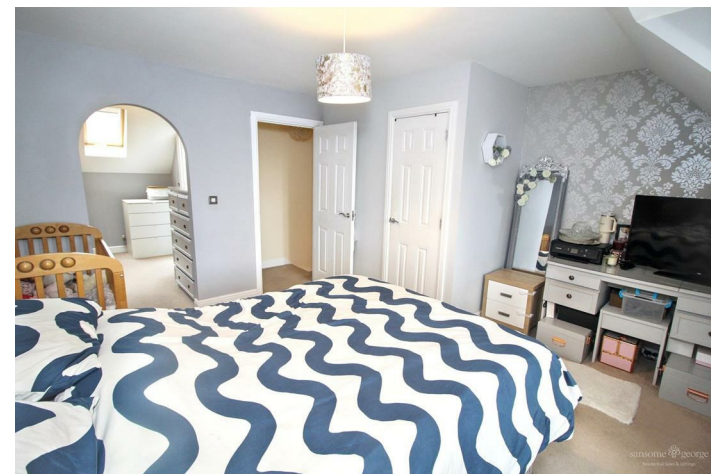
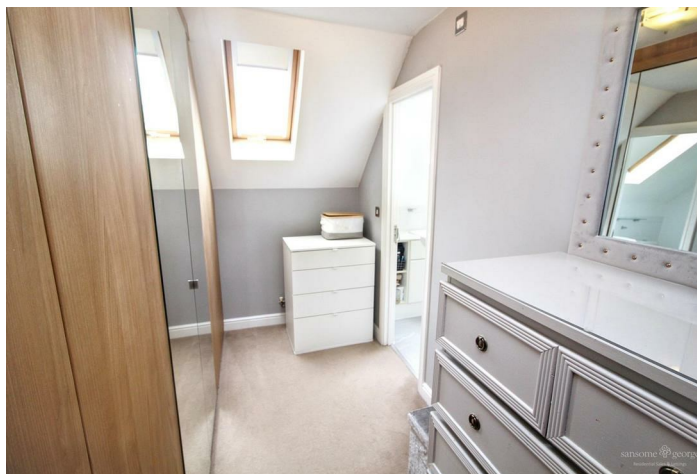
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

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