

29 Lamorna Crescent, Tilehurst, Reading, Berkshire, RG31 5WF
£270,000 Freehold

sansome george
Residential Sales & Lettings

- No Onward Chain
- Desirable Cul-De-Sac
- Separate Fitted Kitchen
- Allocated Off-Road Parking
- Convenient For Tilehurst Station
- One Double Bedroom
- Spacious Living/Dining Room
- Private Enclosed Garden
- Double Glazing
- Easy Access To The M4



This well-presented one-bedroom home occupies a desirable cul-de-sac position on the popular SNW development, towards the western side of Tilehurst and approximately four miles from Reading town centre. The property is offered for sale with no onward chain. Conveniently located close to woodland, open countryside, regular bus services, local shops and everyday amenities, the property is also approximately 1.2 miles from Tilehurst village and railway station. The station provides direct services to Reading, London Paddington, Oxford and Didcot, while Junction 12 of the M4 is approximately three miles away, making this a particularly convenient location for commuters.

Arranged over two floors, the property provides approximately 51 sq m (545 sq ft) of well-planned accommodation. An entrance hall leads into an impressive 19'1" living/dining room, offering ample space for both lounge and dining furniture. French doors open directly onto the rear garden, bringing plenty of natural light into the room and creating an attractive connection between the indoor and outdoor spaces. The separate fitted kitchen measures approximately 10'0" x 6'6" and includes a good range of units, work surfaces and space for appliances. Stairs from the living room lead to the first-floor landing, where a generous 11'10" x 9'9" double bedroom benefits from an extensive range of fitted wardrobes. The accommodation is completed by a bathroom fitted with a white suite, including a corner bath with shower facilities. Further benefits include allocated off-road parking, double glazing and electric heating.



Outside, the property enjoys a private, enclosed rear garden featuring a patio seating area, established planting and mature screening, creating a pleasant setting for relaxing or entertaining.

To arrange a viewing or request further information, please contact sole selling agents Sansome & George Tilehurst.

West Berkshire Council Tax Band C.

Purchasers' Note

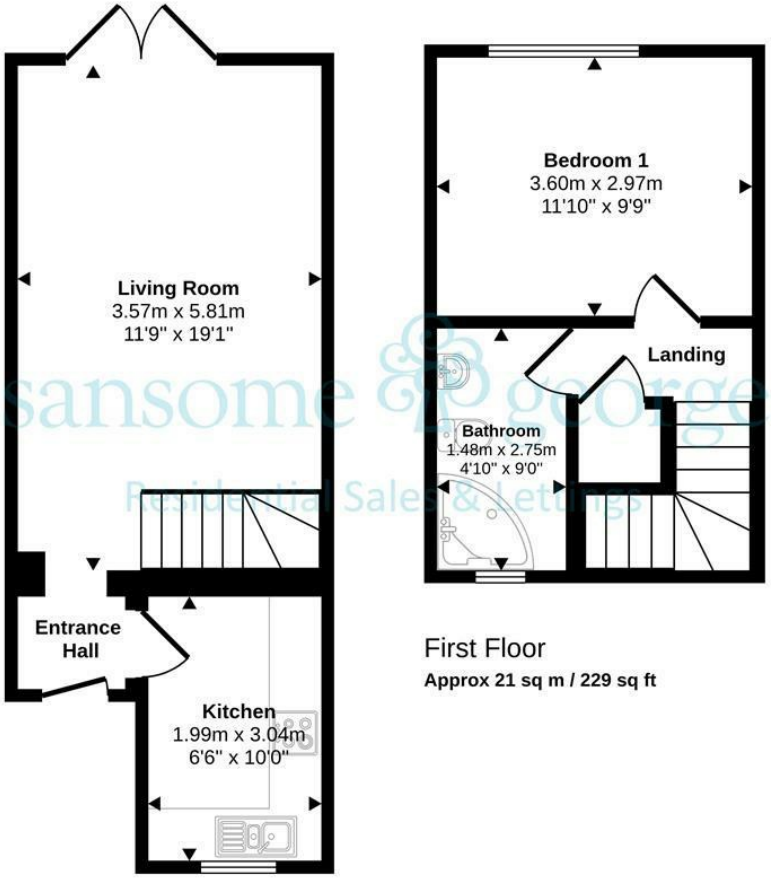
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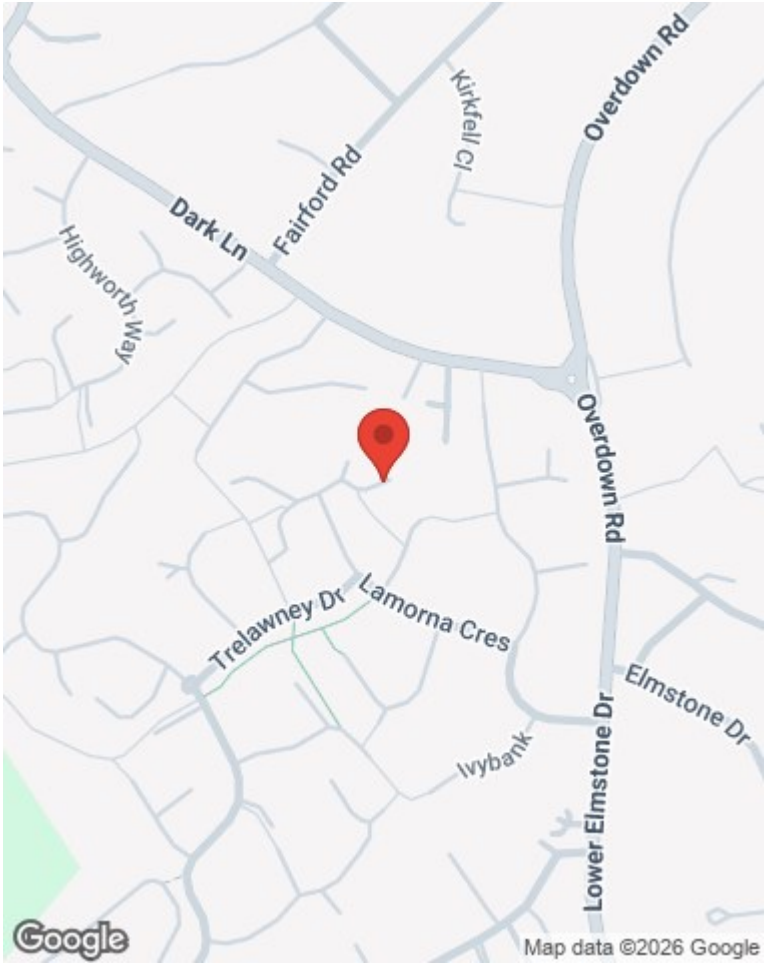
Approx Gross Internal Area
51 sq m / 545 sq ft

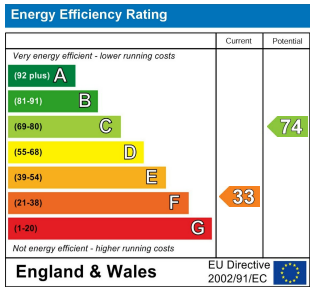


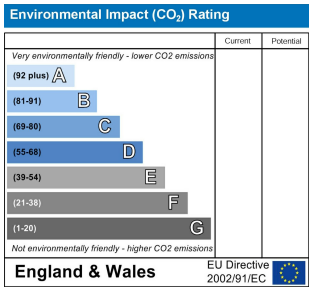
Ground Floor
Approx 29 sq m / 316 sq ft

First Floor
Approx 21 sq m / 229 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.





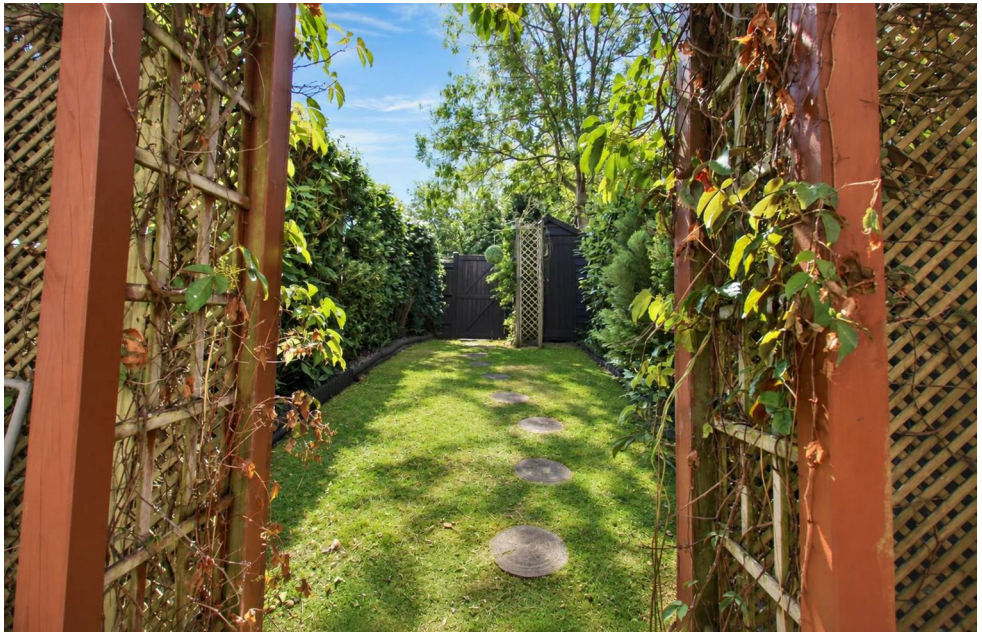


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