



sansome  george

**9 Cornwall Close, Tilehurst, Berkshire, RG31 6FS**  
**Offers Over £375,000 Freehold**

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Residential Sales & Lettings

- 3 Bedroom Semi-detached Home
- Entrance Porch
- Large Rear Aspect Kitchen
- Utility Room
- UPVC Double Glazing

- Driveway Parking
- Converted Garage Offering Study/Bedroom
- 3 Piece Bathroom
- Gas Radiator Central Heating
- Private Rear Garden With Sizeable Shed

A three bedroom Wimpy built semi-detached home located in a sought after cul-de-sac on the western fringes of Tilehurst, bordering Purley-on-Thames. This ideal family home is situated close to a variety of well regarded schools, miles of open countryside in near by Sulham and riverside walks along the banks of the Thames. Tilehurst train station with excellent links to central London via Paddington, frequent bus services to Reading town centre and local shops including Waitrose supermarket, are all easily accessible.

Accommodation comprises entrance porch, front aspect living room, rear aspect kitchen, and a ground floor bedroom (converted garage), which could be an optional study/dining room.

The first floor offers two double bedrooms and a three piece family bathroom.

The property benefits from gas radiator central heating and UPVC double glazed windows.

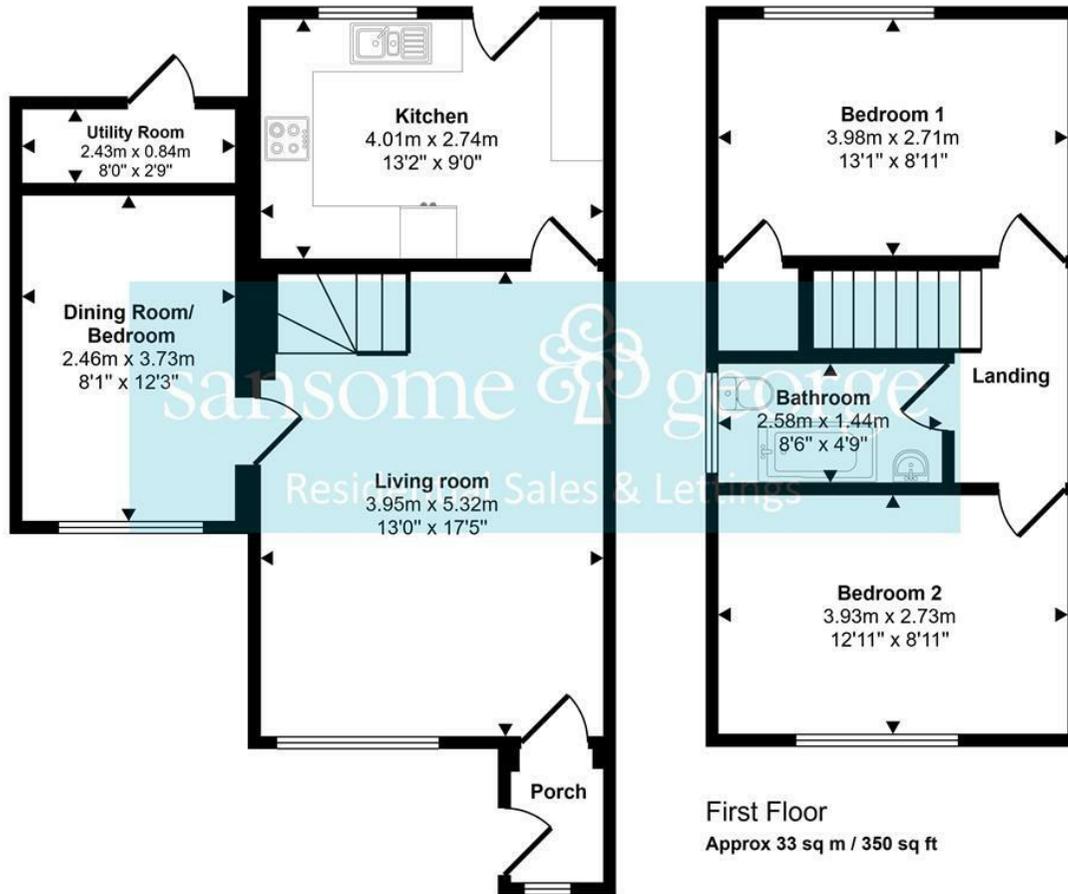
To the front is a lawn area and driveway parking. To the rear is a low maintenance fully enclosed garden, mainly laid to lawn with the added advantage of a sizeable garden shed and a small utility area which is accessed via the patio, separate from the main living accommodation.

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

Council Tax - West Berkshire Council - Band C

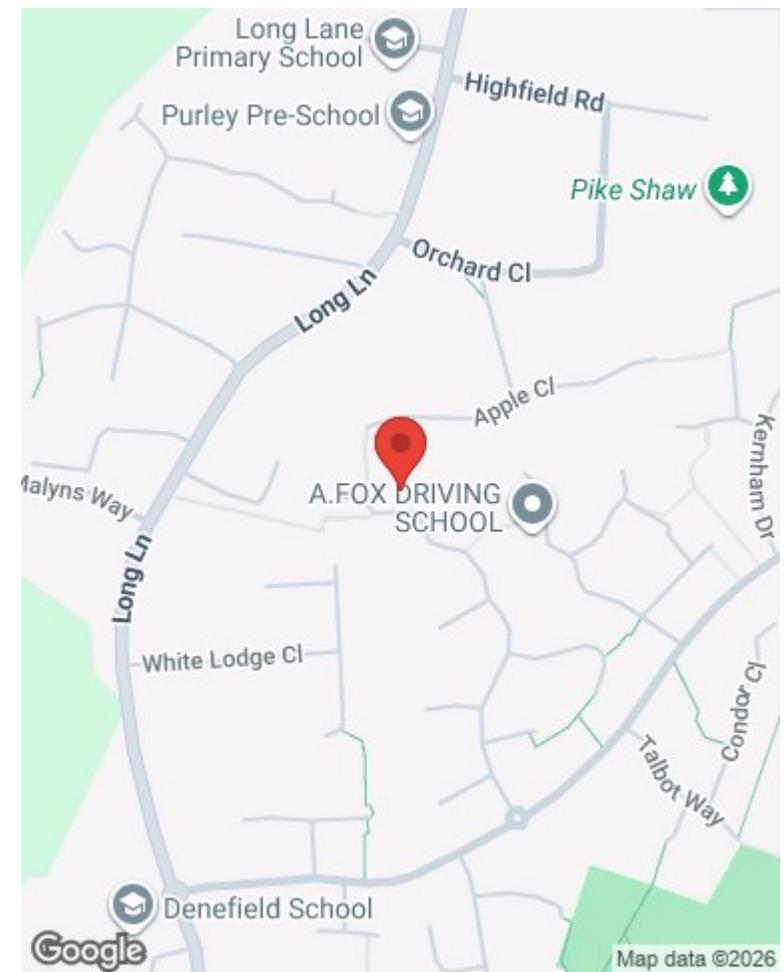


Approx Gross Internal Area  
80 sq m / 860 sq ft



**Ground Floor**  
Approx 47 sq m / 510 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - Higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU

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