



Bespoke
ESTATE AGENTS

11 Somerstown Court
In Excess of £400,000



11 Somerstown Court Tilehurst Road

Reading

Well-maintained 3-bed terraced home overlooking a green, with cloakroom, spacious living room, separate dining area, mature rear garden and garage. Less than a mile from Reading Station and within easy reach of The Oracle, town centre shops and restaurants. Ideal for first-time buyers, families or investors.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom family home overlooking an attractive communal green
- Spacious 16ft living room with separate dining area
- Ground floor cloakroom/WC for added convenience
- French doors opening onto a mature enclosed rear garden
- Garage located in a nearby block
- Less than one mile from Reading Mainline Station
- Approximately 10 minutes from The Oracle shops and restaurants
- Two generous double bedrooms plus a versatile third bedroom
- Excellent access to Reading town centre, business parks and transport links
- Ideal first-time purchase, family home or investment opportunity

Hallway

Step through the front door into a welcoming entrance hall, providing access to the ground floor accommodation along with a convenient cloakroom/WC, ideal for visiting guests.

Cloakroom

A practical ground floor cloakroom fitted with a low-level WC and wash hand basin. Conveniently positioned off the entrance hall, providing valuable additional facilities for guests and everyday family living. Natural light is provided via a front-facing window.

Living Room

16' 11" x 16' 10" (5.15m x 5.13m)

The heart of the home is the impressive living room, a wonderfully spacious reception area offering excellent flexibility for both relaxing and entertaining. Flooded with natural light from the large front-facing bay window, this generous room easily accommodates multiple seating arrangements whilst retaining a warm and inviting atmosphere. An attractive staircase rises to the first floor, while the open-plan layout flows seamlessly through to the dining area beyond, creating an ideal family living space.

Dining Area

9' 4" x 9' 0" (2.85m x 2.74m)

Positioned to the rear of the property and overlooking the garden, the dining area provides the perfect setting for family meals, entertaining friends or simply enjoying views across the mature rear garden. French doors open directly onto the patio, creating a wonderful connection between the indoor and outdoor living spaces during the warmer months.

Kitchen

9' 4" x 7' 11" (2.85m x 2.41m)

The kitchen is fitted with a range of matching wall and base units complemented by ample worktop space and room for appliances. Positioned adjacent to the dining area, it offers practicality for everyday family life whilst enjoying views towards the rear garden.

First Floor Landing

The landing provides access to all three bedrooms, the family bathroom and useful built-in storage cupboards, access to loft.



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Bedroom 1

12' 10" x 10' 11" (3.92m x 3.33m)

A generous principal bedroom situated to the front of the property, offering ample space for a double bed and accompanying furniture. Built-in wardrobes provide excellent storage whilst the large window ensures plenty of natural light throughout the day.

Bedroom 2

10' 11" x 9' 4" (3.33m x 2.85m)

A well-proportioned second double bedroom overlooking the rear garden with built in wardrobes. Ideal as a guest bedroom, children's room or additional principal bedroom, offering ample space for bedroom furniture and storage.

Bedroom 3

9' 9" x 6' 11" (2.98m x 2.11m)

A comfortable third bedroom that would suit a child, nursery, dressing room or home office, providing valuable flexibility for modern family living, with built in storage cupboard.

Bathroom

6' 11" x 6' 4" (2.11m x 1.94m)

Fitted with a white suite comprising panel-enclosed bath with shower over, wash hand basin and low-level WC, complemented by a window providing natural light and ventilation.





FRONT GARDEN

The property is approached via a pathway leading through an attractive front garden, featuring a well-maintained gravel area, mature shrubs and established planting. Enjoying an open outlook across the communal green to the front, the garden enhances the property's kerb appeal whilst creating a pleasant sense of space rarely found so close to Reading town centre.

REAR GARDEN

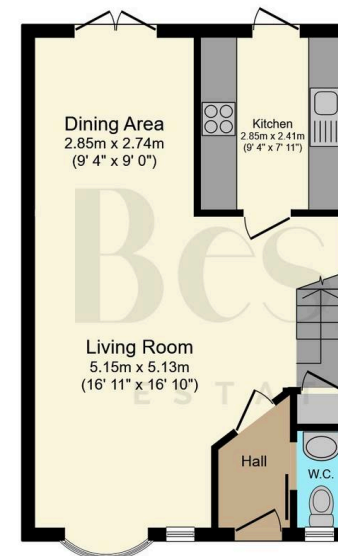
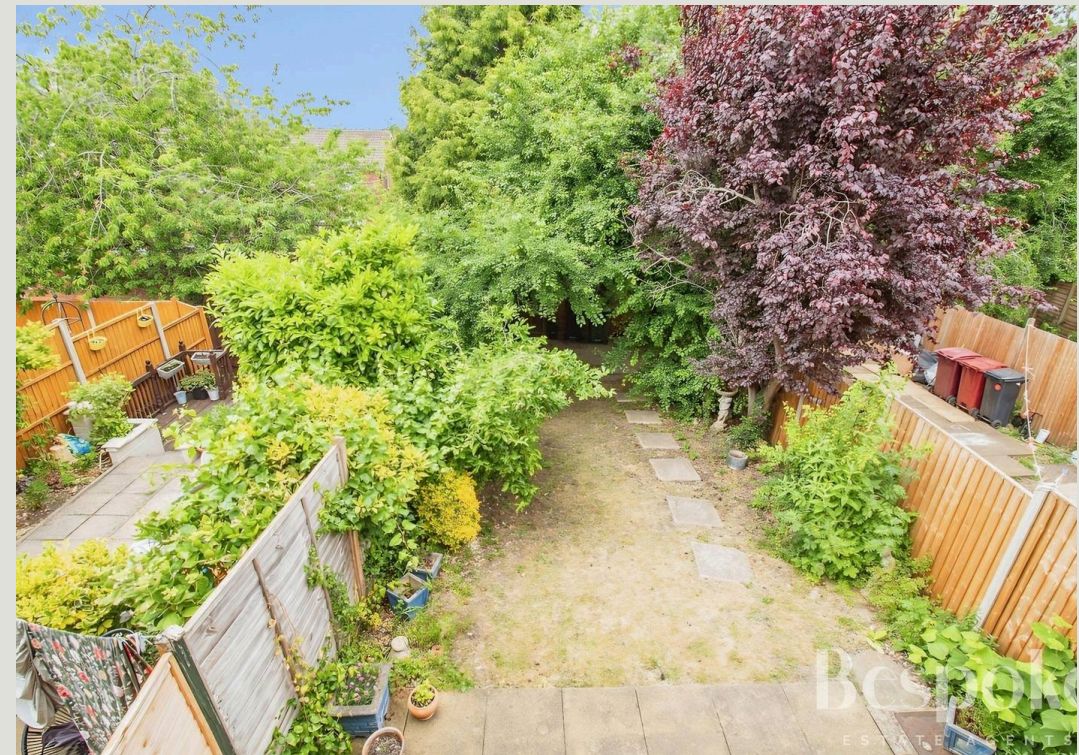
The enclosed rear garden provides a wonderful outdoor space for both relaxation and entertaining. A paved patio area immediately adjoins the property, creating the perfect spot for outdoor dining and summer barbecues, whilst the remainder of the garden is laid to lawn and complemented by mature trees, shrubs and established borders. Offering a good degree of privacy, the garden also benefits from secure gated rear access, providing convenient access to the rear of the property and garage block.

GARAGE

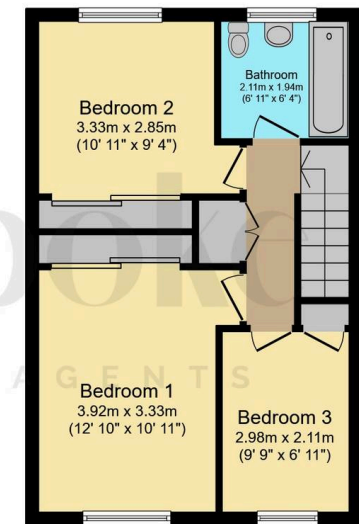
Single Garage

The property further benefits from a single garage located in a nearby block, providing valuable additional storage or secure parking. The garage is accessed via a traditional up-and-over door and is conveniently positioned within easy walking distance of the property. Ideal for vehicle storage, bicycles, tools or general household items.





Ground Floor



First Floor

Total floor area: 83.6 sq.m. (900 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io