



sansome & george

26 Pryor Close, Tilehurst, Reading, Berkshire, RG31 6UG
Offers In Excess Of £400,000 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
- Allocated Parking & 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.

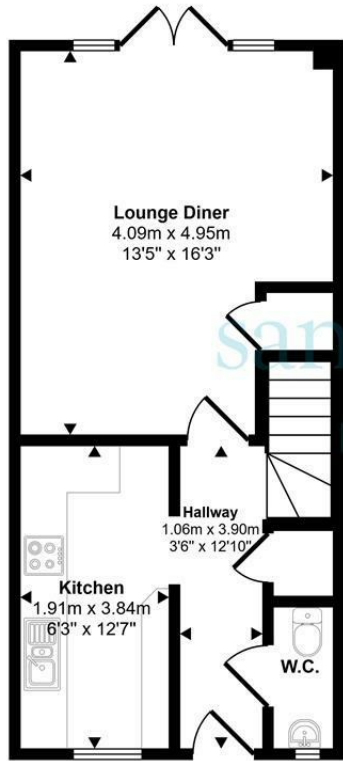
Externally, the rear garden is mainly laid to lawn with a full-width patio area and gated rear access. Further benefits include UPVC double glazing, gas radiator central heating, one allocated parking space to the front, visitor parking, and the convenience of a short walk to the lovely Sulham Woods.

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

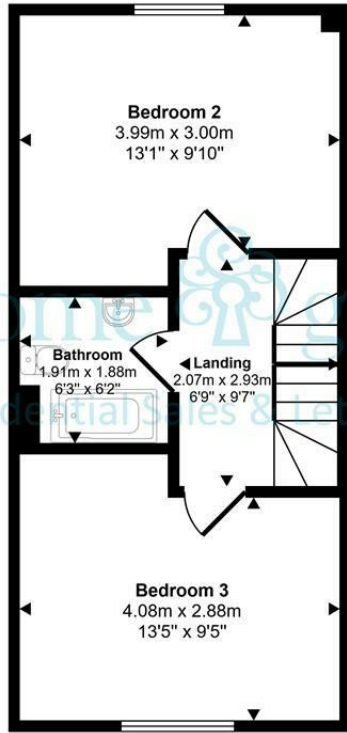
West Berkshire Council - Band D



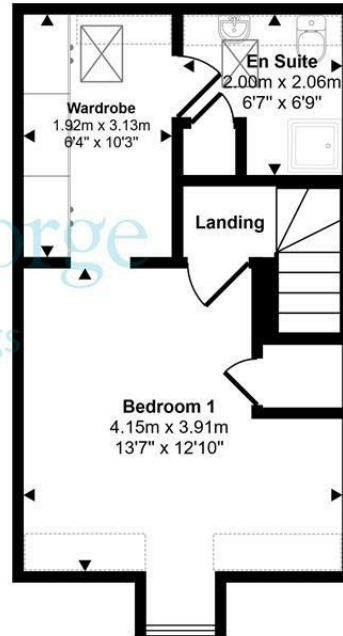
Approx Gross Internal Area
104 sq m / 1117 sq ft



Ground Floor
Approx 37 sq m / 396 sq ft



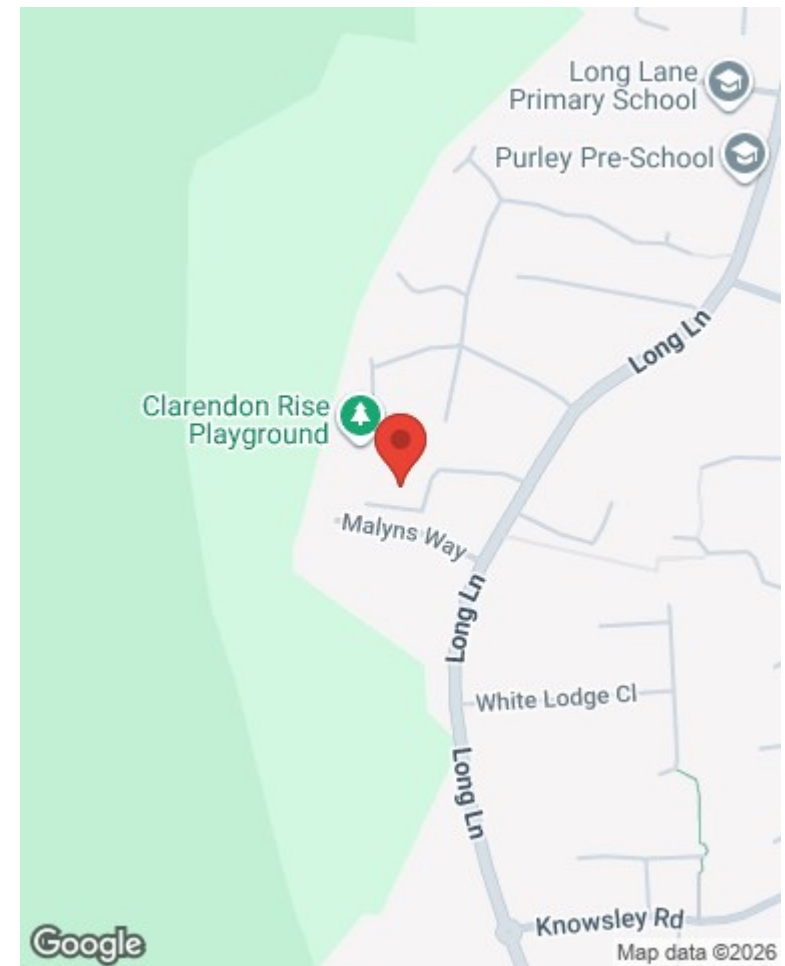
First Floor
Approx 37 sq m / 396 sq ft



Second Floor
Approx 30 sq m / 324 sq ft

Denotes head height below 1.5m

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.

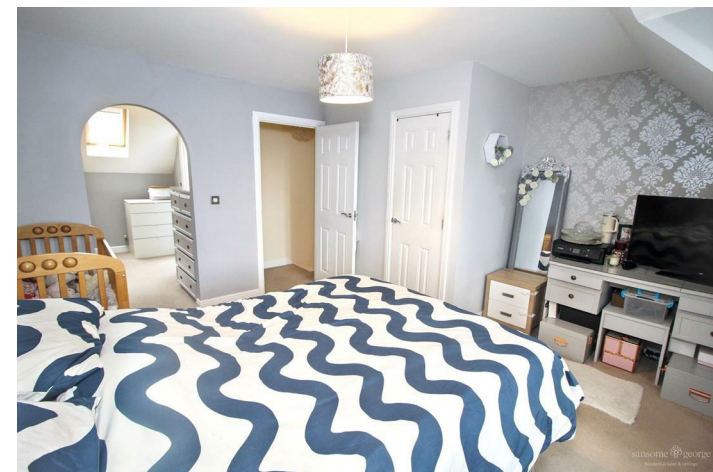


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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