



**5 Tree Close, Tilehurst, Reading, RG30 4TG**  
**Guide Price £450,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Three Bedroom Detached Home
- Quiet Cul-De-Sac Location
- Lounge/Dining Room
- Driveway Parking And Garage
- Within Catchment For Good Schools

- Modern Fitted Kitchen
- Short Walk To Tilehurst Village
- Conservatory With Garden Access
- Private Rear Garden With Decking
- Close To M4 And Reading Centre

A well-presented three-bedroom detached home, set within a quiet cul-de-sac of just five properties, ideally positioned only a short stroll from the heart of Tilehurst Village. The location offers excellent convenience with a wide range of local amenities close by, including shops, cafés, supermarkets, green spaces, a post office, and pharmacies – all within easy walking distance. Regular bus services operate nearby, providing direct access into Reading town centre (less than 4 miles east). The property also falls within catchment for well-regarded primary and secondary schools and enjoys excellent commuter links, with both Reading town centre and Junction 12 of the M4 (with Calcot Retail Park) around a 15-minute drive away.

The ground floor comprises an entrance hall with stairs rising to the first floor, a light and airy dual-aspect lounge/dining room, a modern fitted kitchen with a range of eye and base level units and ample worksurface, and a conservatory providing direct access to the rear garden. To the first floor, there are three well-proportioned bedrooms served by a family bathroom fitted with a three-piece suite including a shower over bath. The property further benefits from UPVC double glazing and gas central heating.

The rear garden is fully enclosed and mainly laid to lawn, featuring a part covered decked seating area, additional patio space, and gated side access. To the front, the property offers driveway parking and a garage with an up-and-over door, as well as a rear courtesy door leading into the garden.

Reading Borough Council - Band D

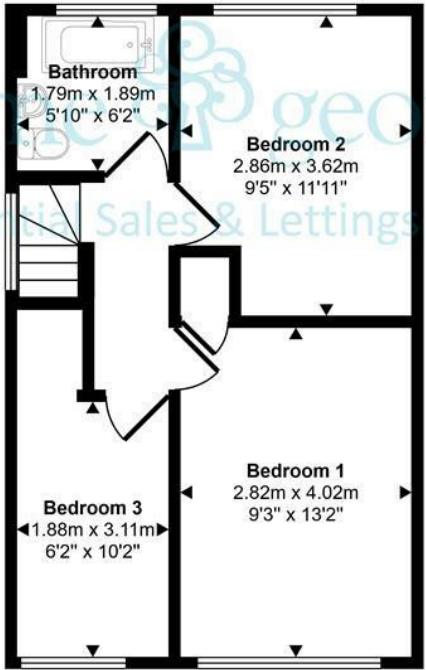
Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest opportunity.



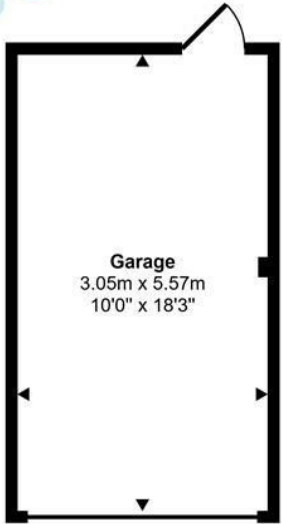
Approx Gross Internal Area  
104 sq m / 1118 sq ft



Ground Floor  
Approx 49 sq m / 530 sq ft

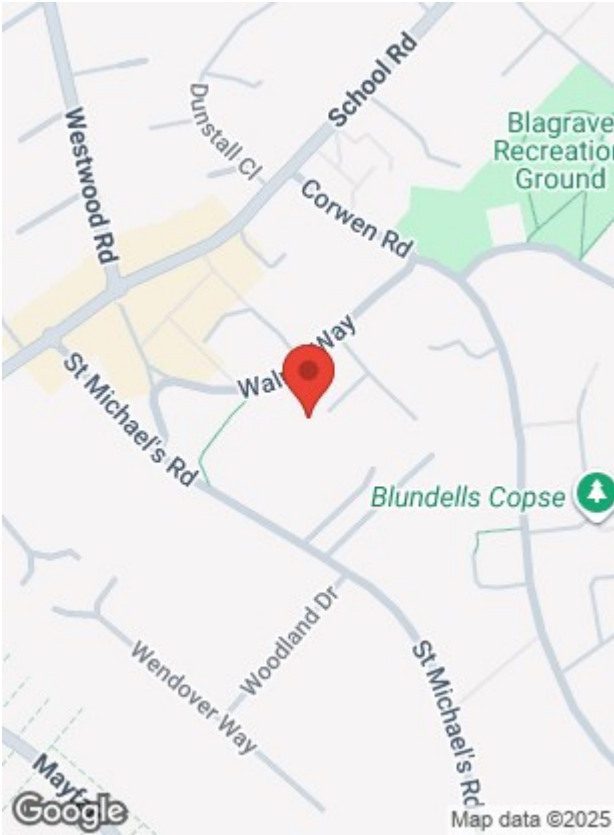


First Floor  
Approx 38 sq m / 406 sq ft



Garage  
Approx 17 sq m / 183 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) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      |                         |
| (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 <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 |

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

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