



6 Edenhall Close, Tilehurst, Reading, RG31 6RR
Guide Price £550,000 Freehold

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Residential Sales & Lettings

- Quiet Cul-de-sac Location
- Modern Kitchen With High Quality Integrated Appliances
- Stylish Contemporary Bathroom
- Walk To Train Station (10 Mins approx.)
- Excellent Road And Rail Links
- Three Bedrooms
- Light-Filled Living Spaces
- Landscaped Garden With Pond
- Close To Schools And Shops
- No Onward Chain

Tucked away in a highly sought after cul-de-sac on the western fringes of Tilehurst, this 3 bedroom home offers the perfect blend of modern living and tranquil surroundings with the added benefit of no onward chain. Positioned in a desirable and quiet location, the property benefits from easy access to miles of open countryside, whilst being just a short 10-minute walk to Tilehurst train station, that offers excellent connections to Paddington, Oxford, and Reading mainline. In addition, reputable primary and secondary schools, local convenience stores, and essential amenities are all within close proximity. For those commuting by car, Reading Town Centre is just 3.5 miles to the east, and the M4 motorway is a convenient 20-minute drive away.

Accommodation comprises an entrance hall, cloakroom, two double bedrooms, a stylish modern bathroom with shower over bath, steps down to an inner hallway, study/bedroom 3, and a modern kitchen fitted with a range of high-quality integrated appliances. Further steps lead to a bright and spacious 17' living room and a duel aspect 17' dining room with double UPVC doors opening directly onto the garden. Additional features include UPVC double glazing and gas radiator central heating.

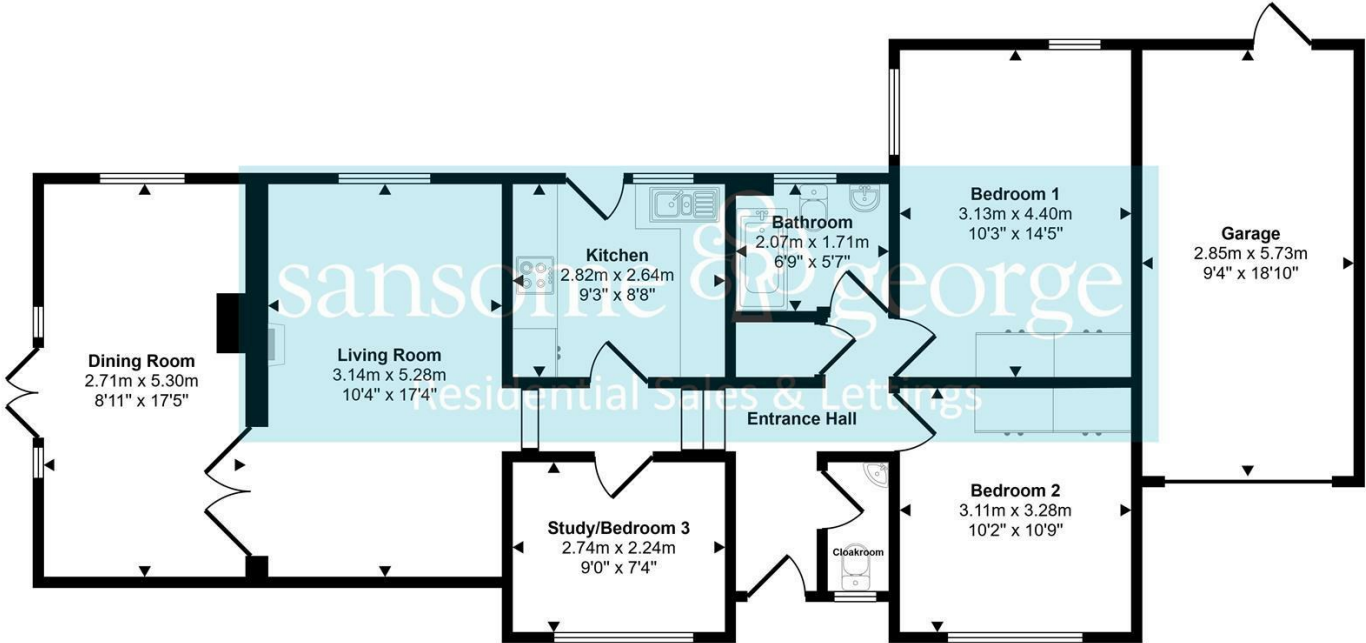
The rear garden has been thoughtfully landscaped to create a private and peaceful outdoor retreat. Ideal for both relaxing and entertaining, it features two paved patio areas, a well-tended lawn, vibrant and colourful plant/shrub borders, and a tranquil fish pond. Gated side access leads to the front of the property, which offers driveway parking and access to a garage with power and an up-and-over door. There are also steps leading up to the opposite side of the home, providing additional access to the garage.

This fine home must be viewed to fully appreciate everything it has to offer. Please contact Sansome & George Estate Agents to discuss this property in more detail or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band E



Approx Gross Internal Area
105 sq m / 1133 sq ft



Floorplan

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
(81-91) B		
(69-80) C		61
(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
(81-91) B		
(69-80) C		61
(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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