



9 Simons Close, Tilehurst, Reading, RG31 6GA
Guide Price £500,000 Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom Extended Detached Bungalow
- Dining Room
- 3 Piece Bathroom
- UPVC Double Glazed Windows
- Enclosed & Secluded Rear Garden

- Rear Aspect Living Room
- Kitchen
- Gas Radiator Central Heating
- Driveway Parking & Detached Garage
- No Onward Chain

Situated in a highly sought after cul-de-sac on the western fringes of Tilehurst, neighbouring Purley on Thames, this well presented and extended three bedroom detached Bungalow was originally built by Wimpey in the early 1980s and is offered to the market with no onward chain.

The property enjoys a convenient location within easy reach of local bus services, a range of everyday amenities including Tesco Express and Waitrose supermarket plus Tilehurst railway station, offering direct links to London Paddington. The nearby village of Pangbourne provides an excellent selection of independent shops, cafés, restaurants and leisure facilities, while Trentham's Bowls Club is also close by.

The well planned accommodation comprises a welcoming entrance hall, a bright and spacious living room opening into a generous dining room, a fitted kitchen, three well proportioned bedrooms and a modern three piece family bathroom. Further benefits include gas-fired radiator central heating and UPVC double-glazed windows throughout.

Externally, the property offers an attractive front garden, mainly laid to lawn with established flower and shrub borders, alongside a detached garage with light and power and driveway parking for two vehicles. Gated side access leads to a private and secluded rear garden, predominantly laid to lawn and complemented by mature flower and shrub borders. A substantial patio provides an ideal space for outdoor dining and entertaining, while a courtesy door gives convenient access to the garage.

This is an excellent opportunity to acquire a spacious detached bungalow in a desirable location, offering comfortable single-storey living with well maintained gardens and excellent local amenities close at hand.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

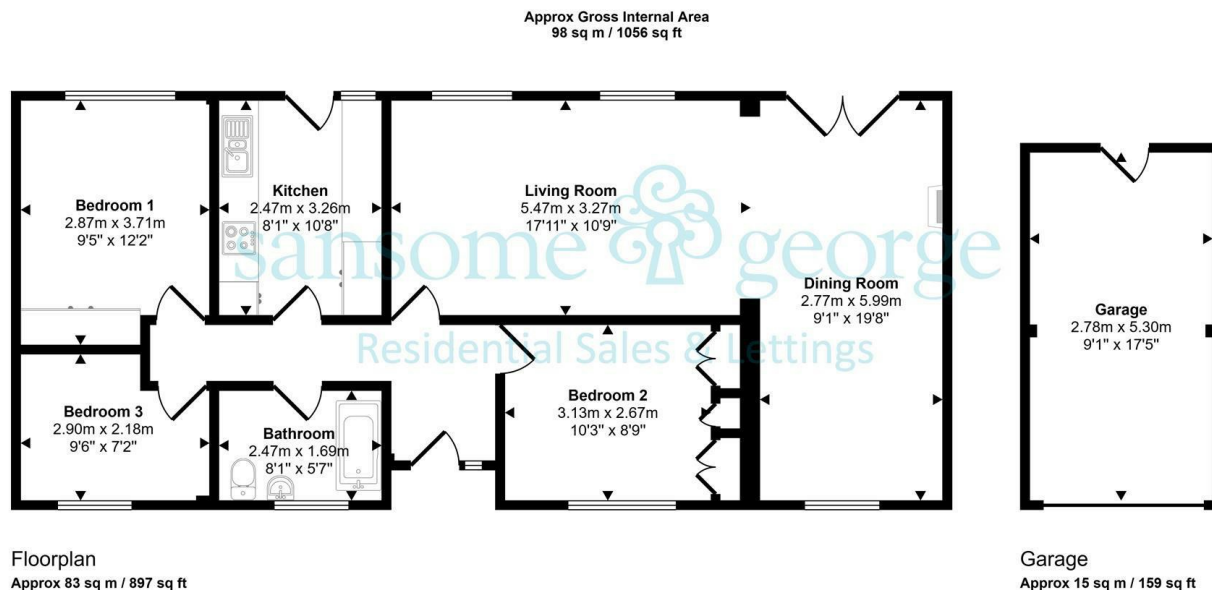
Council Tax Band E - West Berkshire.

Purchasers Note:-

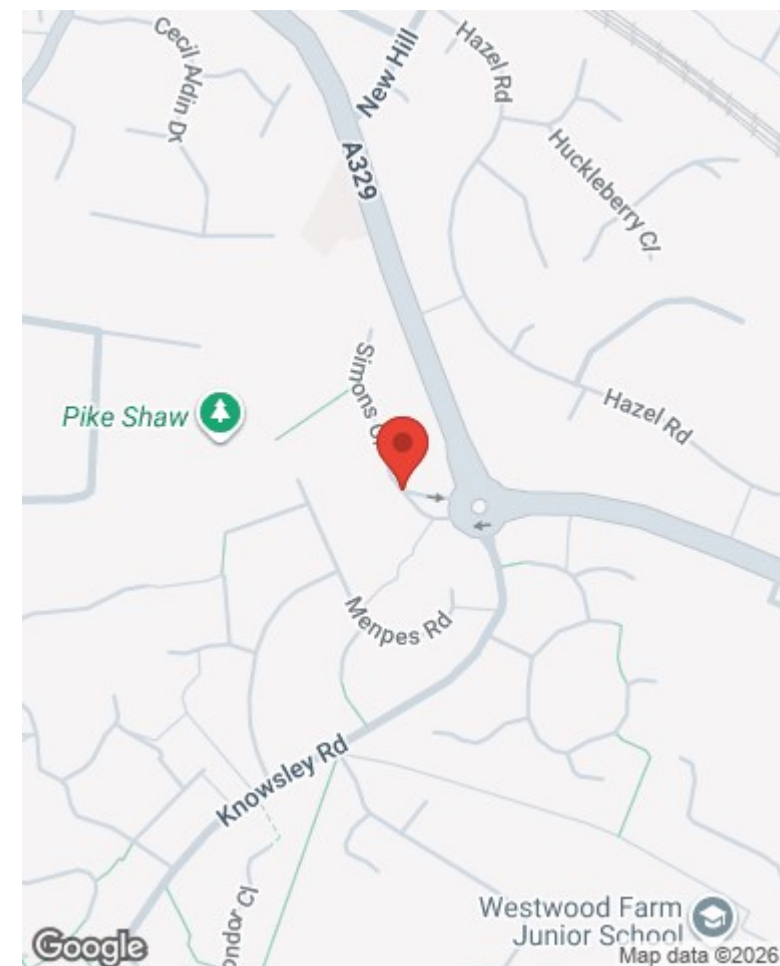
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Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.





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	72	79
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		

Misrepresentation and Misdescriptions Acts

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