



2 Simons Close, Tilehurst, Reading, Berkshire, RG31 6GA
£550,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Wimpy Built Detached Home
- Front To Rear Aspect Living Room
- Front Aspect Kitchen With Door To Side Garden
- Family Bathroom
- Ample Driveway Parking

- Entrance Hall & Ground Floor WC
- Rear Aspect Dining Room & Conservatory
- En Suite Shower Room
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Double Detached Garage

A detached Wimpy built home located in a sought after cul-de-sac on the Western fringes of Tilehurst, bordering Purley on Thames. This ideal family home is situated close to a variety of well regarded schools, miles of open country in near by Sulham and riverside walks along the banks of the Thames. Tilehurst train station with excellent links to central London via Paddington, frequent bus services to Reading town centre and local shops including Waitrose supermarket, are all easily accessible.

Accommodation comprises entrance hall, ground floor WC, front to rear aspect living room with feature box window, separate dining room leading to a conservatory and a front aspect kitchen with access onto the side garden. Stairs lead to a first floor landing that service four good sized bedrooms featuring an en suite shower room and a refitted family bathroom.

The property has the added advantage of gas radiator central heating and UPVC double glazed windows.

To the front is a well maintained garden which is mainly laid to lawn, mature tree offering seclusion along with flower and mature shrubs. In addition, there is ample driveway parking and a detached garage with twin metal up and over doors.

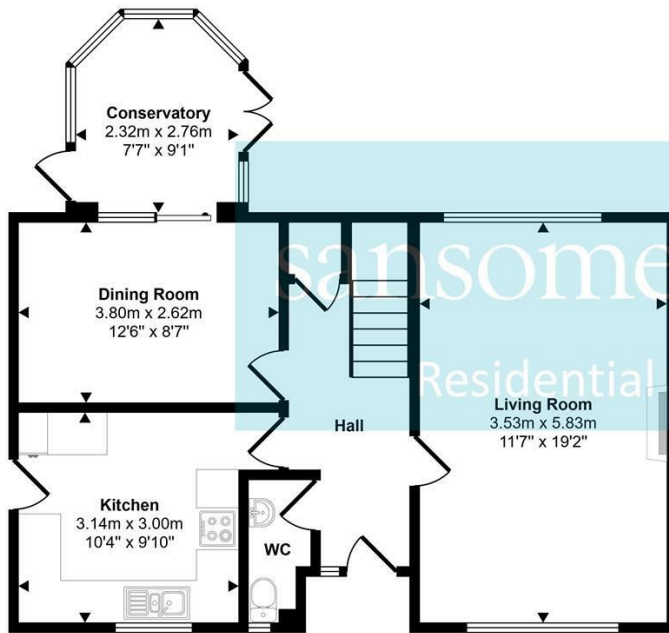
To the rear is a totally secluded garden well stocked with mature hedging and established trees. Mainly laid to lawn with flower borders and a sizeable corner plot area with a summer house and gated side access, leading to the front.

Please contact Sansome & George Tilehurst branch to request further information or to make an appointment to view.

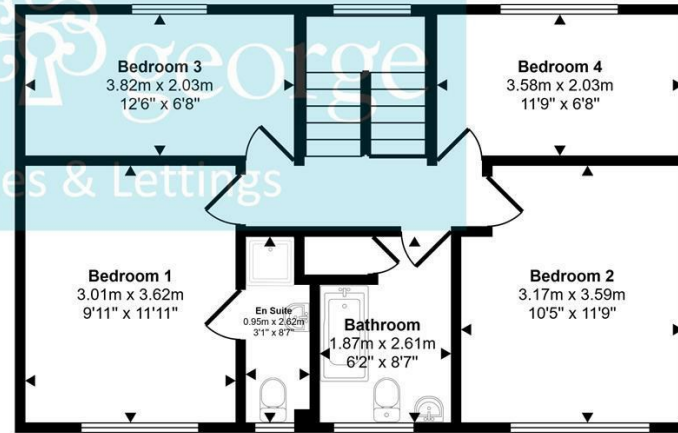
Council Tax Band E - West Berkshire



Approx Gross Internal Area
114 sq m / 1224 sq ft

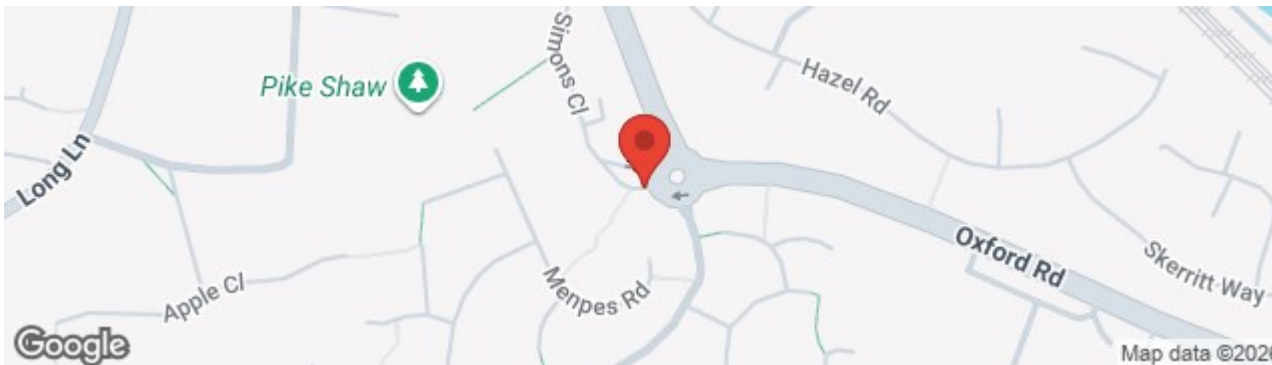


Ground Floor
Approx 59 sq m / 635 sq ft



First Floor
Approx 55 sq m / 589 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			
(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	65	81

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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