

14 Simons Close, Tilehurst, Reading, RG31 6GA
Offers In Excess Of £525,000 Freehold

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Residential Sales & Lettings

- Beautifully Renovated Three Bedroom Detached Bungalow
- Impressive Open Plan Kitchen, Dining & Living Area
- Three Well Proportioned Bedrooms
- Extensive Gravelled Driveway Providing Ample Parking
- Detached Garage With Electric Door & Rear Garden Access
- Popular Residential Cul De Sac Location
- Contemporary Kitchen With Integrated Appliances
- Stylish Modern Family Bathroom
- Further Driveway Leading To Detached Garage
- Enclosed Rear Garden With Patio & Lawn





Situated in a popular and established residential cul de sac in Tilehurst, this beautifully presented three bedroom detached bungalow has been extensively renovated and modernised throughout by the current owners to an exceptional standard. Offering stylish contemporary accommodation, extensive driveway parking, a detached garage and an enclosed rear garden, this impressive home is ready to move straight into.

Simons Close is conveniently positioned within easy reach of local shops, schools, regular bus services and recreational facilities. Tilehurst Village, Tilehurst Railway Station and Reading Town Centre are all accessible, together with convenient links to the M4 Motorway via the nearby A4 Bath Road. The property enjoys an attractive frontage with an extensive gravelled driveway providing ample off road parking, complemented by a further driveway providing additional parking and access to the detached garage. A lawned garden and paved pathway complete the frontage.

Internally, the accommodation has been thoughtfully redesigned with particular emphasis on modern open plan living. The heart of the home is undoubtedly the impressive kitchen, dining and living area, creating a wonderful space for everyday family life and entertaining. The contemporary kitchen features sleek white high gloss units, contrasting black work surfaces, integrated cooking appliances, an American style fridge freezer and breakfast bar. The adjoining dining and living areas offer generous space for furniture, whilst large glazed doors provide an abundance of natural light and direct access to the rear garden.

The property offers three well proportioned bedrooms, all beautifully presented, including a spacious main bedroom. The second bedroom is currently arranged as a nursery, whilst the third offers flexibility as a guest bedroom or home office. Completing the accommodation is a stylish family bathroom featuring a contemporary white suite with shower over bath, glazed screen and chrome heated towel rail. Further improvements include modern flooring, carpets, internal doors, stylish radiators, recessed lighting and tasteful neutral décor throughout.

Outside, the enclosed rear garden features a generous lawned area, raised borders and timber fencing. A paved patio provides an ideal setting for outdoor dining and entertaining, whilst a greenhouse and additional storage offer further practicality. To the front, the property benefits from extensive off road parking, including a generous gravelled driveway and a further driveway providing access to the detached brick built garage. The garage features an electrically operated roller door and the added convenience of rear pedestrian access directly into the rear garden, with access also available from the garden into the garage.

In our opinion, this is an exceptional example of a beautifully renovated detached bungalow, combining stylish contemporary living with the convenience of single storey accommodation, extensive off road parking and a detached garage. An internal viewing is highly recommended to fully appreciate the quality of finish, generous accommodation and overall appeal of this lovely home.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

West Berkshire Council Tax Band D.

Purchasers Note:

Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.







Approx Gross Internal Area
88 sq m / 944 sq ft



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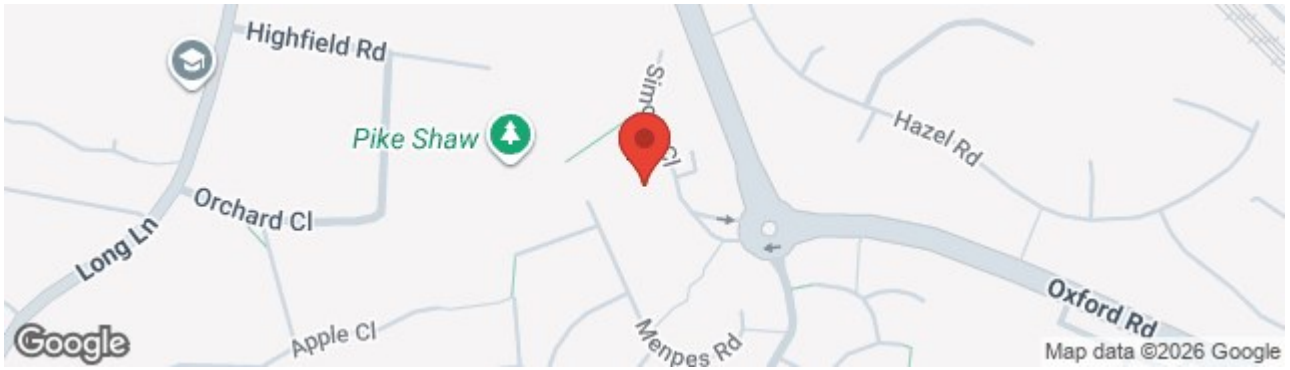
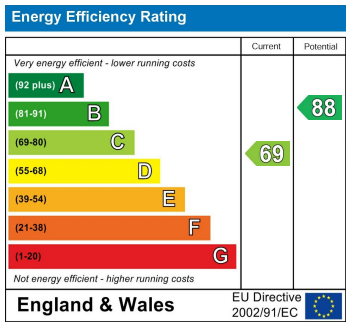
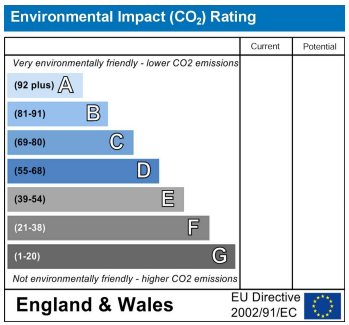
Floorplan
Approx 74 sq m / 801 sq ft

Garage
Approx 13 sq m / 143 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.







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