



3 Test Close, Tilehurst, Reading, Berkshire, RG30 4DL
Guide Price £315,000 Freehold

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Residential Sales & Lettings

- Modern Three-Bedroom Home
- No Onward Chain
- Excellent Transport Links
- Landscaped Rear Garden
- Gas Central Heating
- Sought-After Location
- Close To Tilehurst Village
- Allocated Parking Space
- UPVC Double Glazing
- Ideal For First-Time Buyers

This modern and well-maintained three-bedroom mid-terrace home is ideally located on the popular Dee Park development, approximately 2.5 miles west of Reading town centre and less than a mile from the heart of Tilehurst village. Offering excellent transport links, the property is just a short walk from regular bus services and provides easy access to Junction 12 of the M4 via the A4 Bath Road. Local amenities include a nearby convenience store, reputable schools, and a selection of green spaces such as McIlroy Park and Prospect Park.

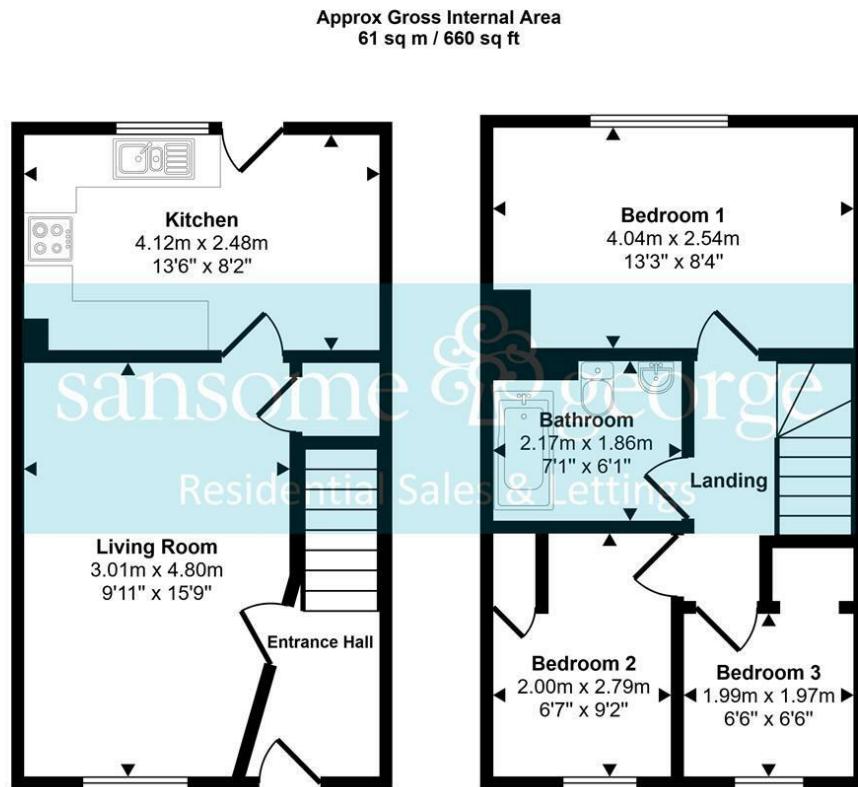
Offered to the market with the benefit of no onward chain, the property enjoys a peaceful and convenient position with an allocated parking space directly to the front, as well as additional visitor parking. Internally, the home is well-appointed throughout, featuring UPVC double glazing and gas-fired central heating.

The front door opens into a welcoming entrance hall with stairs rising to the first floor and access to a spacious living room. To the rear, a well-designed kitchen/breakfast room offers generous storage and worktop space, along with a UPVC door that opens directly onto the landscaped rear garden. The garden is fully enclosed and thoughtfully laid out with a patio area, artificial lawn, and gated rear access, providing a low-maintenance yet private outdoor space. Upstairs, the landing leads to three well-proportioned bedrooms, all serviced by a modern and neatly presented family bathroom.

This attractive and conveniently located property is ideally suited to first-time buyers, downsizers, or investors alike. To arrange a viewing or discuss this home in more detail, please contact Sansome & George Residential Sales & Lettings at your earliest convenience.

Reading Borough Council - Band C
Ground Maintenance = £75per month (Sovereign Network Group)





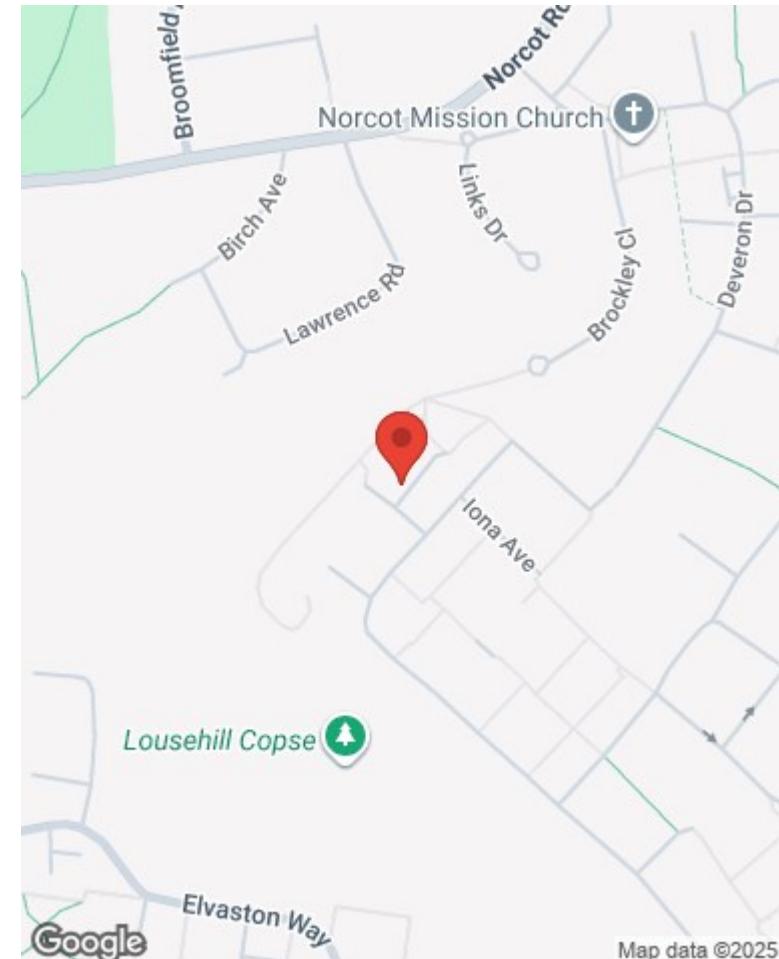
Ground Floor

Approx 30 sq m / 327 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.

First Floor

Approx 31 sq m / 334 sq ft



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	

Environmental Impact (CO₂) 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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