

8 Andover Close, Tilehurst, Reading, RG31 6HU
£395,000 Freehold

sansome george
Residential Sales & Lettings

- 3 Bedroom Mid-Terrace Home Situated In A Cul-de-sac
- Rear Aspect Lounge Diner
- First Floor Bathroom
- Gas Radiator Central Heating
- Enclosed Rear Garden With Gated Rear Acxess
- Front Aspect Kitchen Breakfast Room
- Family Room/Study
- 3 Sizeable Bedrooms
- UPVC Double Glazing
- Driveway Parking



Situated in a popular and peaceful cul-de-sac within walking distance of Tilehurst village, this well presented three-bedroom mid-terrace home offers spacious and versatile accommodation, making it an excellent choice for first time buyers, growing families and those looking to downsize. Ideally positioned for a wealth of local amenities, the property is conveniently located close to Tilehurst village centre, the beautiful open spaces of Victoria Park and Arthur Newbery Park, frequent bus services and Tilehurst mainline railway station, providing links into Reading and onwards to London.

The ground floor welcomes you with an entrance hall leading to a useful front aspect study/family room, offering excellent flexibility for home working, a playroom or an additional reception space. The kitchen/breakfast room provides a practical and sociable area for everyday cooking and dining, while to the rear of the property is an impressive L-shaped lounge/diner. This generously proportioned living space offers ample room for both relaxing and entertaining, with direct access onto the rear garden, creating a natural connection between indoor and outdoor living.



The first floor continues to impress, offering three well proportioned bedrooms, providing comfortable accommodation for family members, guests or those requiring additional workspace. A shower room completes the first floor accommodation.

Outside, the rear garden offers an appealing combination of a paved patio area, ideal for outdoor dining and summer entertaining, a lawned section providing space to relax and enjoy the outdoors. A large garden shed offers valuable additional storage, while gated rear access adds further convenience. To the front, the property benefits from driveway parking for two cars.

Further benefits include gas fired radiator central heating, UPVC double-glazed windows and importantly, the added advantage of being sold with no onward chain, potentially allowing for a smoother purchase process.

Combining a convenient village location, versatile living accommodation, a private outdoor space and excellent transport links, this attractive home represents a fantastic opportunity for buyers seeking a well located property in the popular Tilehurst area.

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

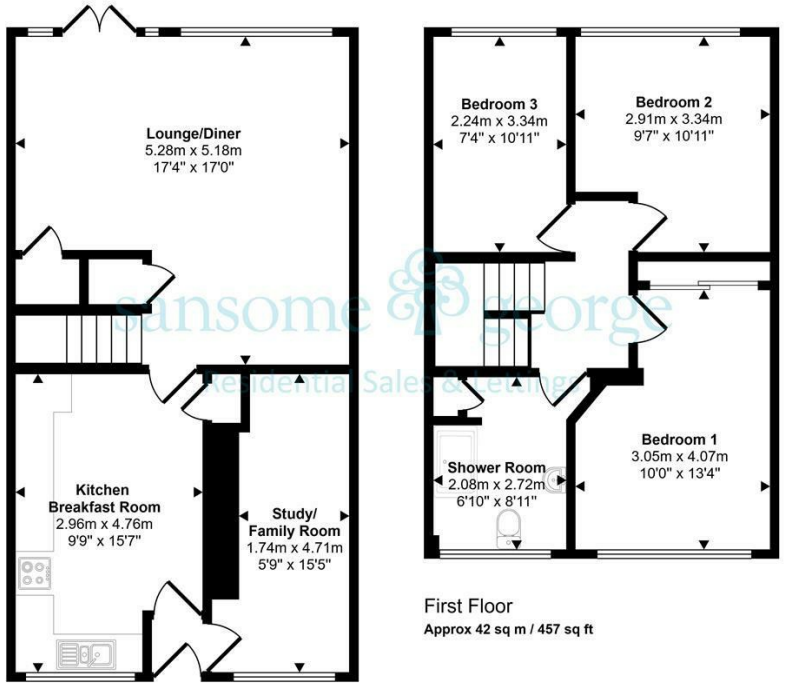
Council Tax - Band D (Reading Borough Council)







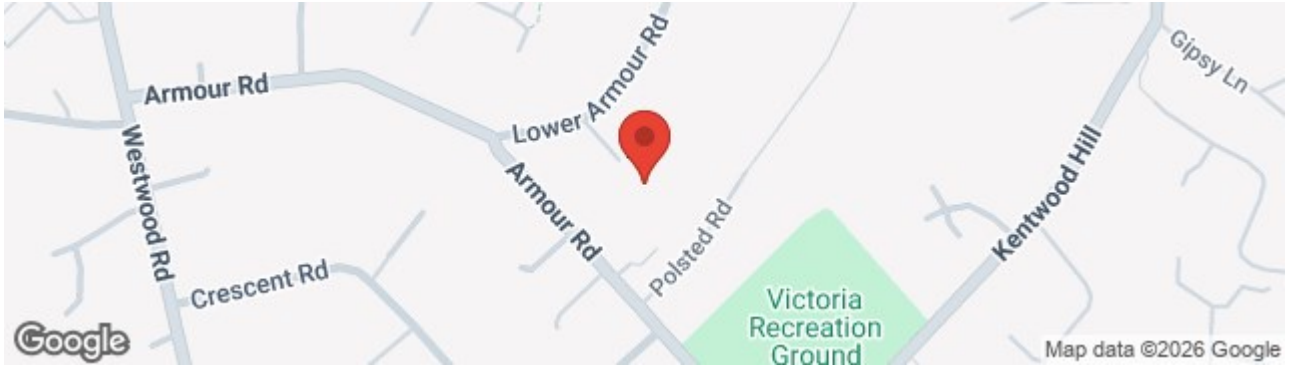
Approx Gross Internal Area
96 sq m / 1031 sq ft

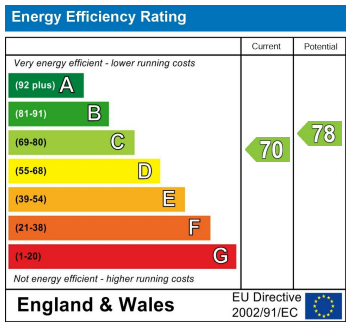


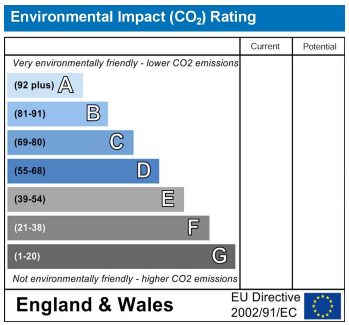
First Floor
Approx 42 sq m / 457 sq ft

Ground Floor
Approx 53 sq m / 574 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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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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