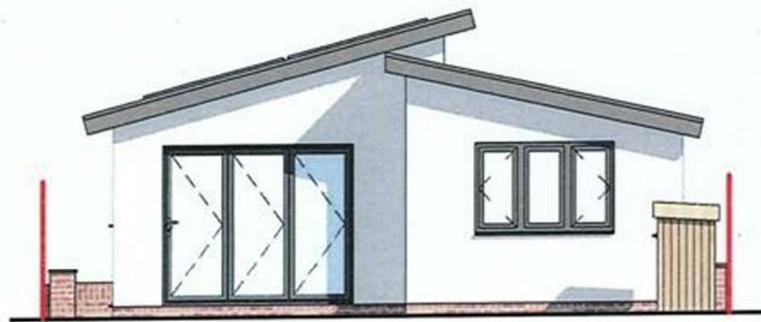




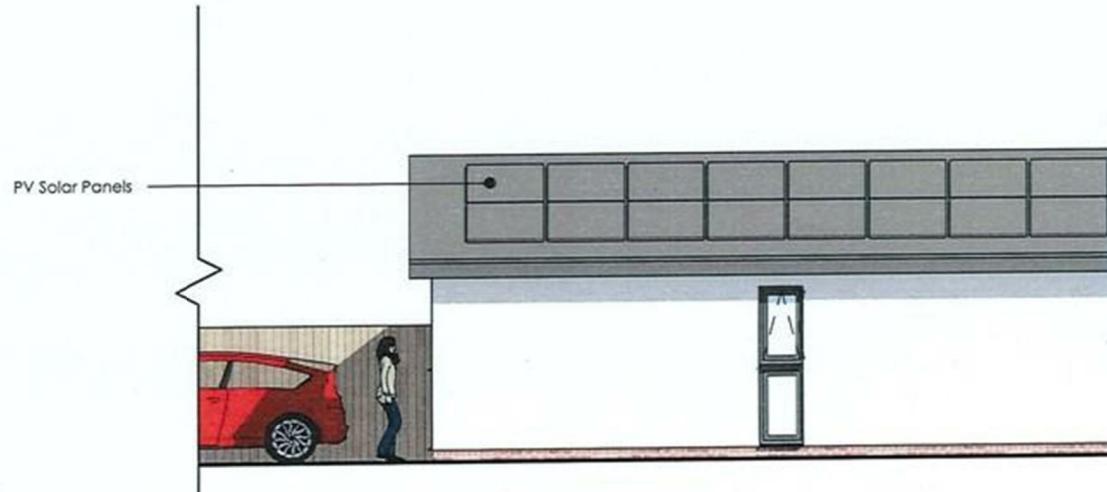
1 Front (West) Elevation  
1 : 100



23 Church End Lane (Garden Plot), Tilehurst, Reading, RG30 4XA  
£125,000 Freehold



3 Side (North) Elevation  
1 : 100



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- Garden Site With Planning Permission
- Proposed 2 Bedroom Detached Bungalow

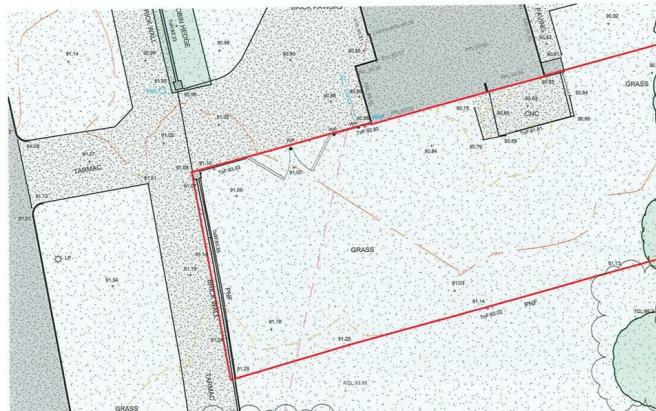
- Popular Residential Address
- Close to Bus Services

An excellent opportunity to acquire a generous plot of land, formerly forming a substantial side garden to a neighbouring property. Full planning permission has been granted for the construction of a brand new, contemporary two bedroom detached Bungalow, offering an exciting prospect for owner occupiers, developers, or investors alike.

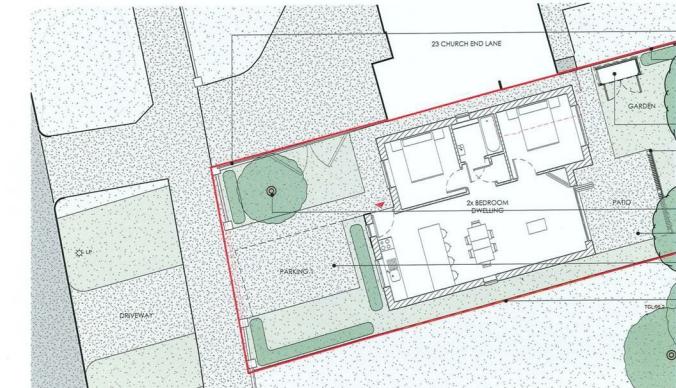
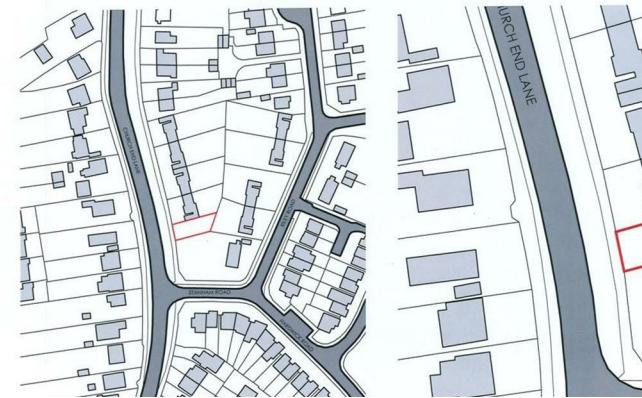
The approved design provides for a modern, well proportioned home with thoughtfully arranged accommodation, ideal for single level living. The plot is located within a well established and popular residential area, benefiting from close proximity to a range of local shops, amenities, and regular bus services, ensuring convenience and accessibility.

This attractive site presents a rare chance to create a bespoke modern Bungalow in a sought-after location, combining a peaceful neighbourhood setting with excellent access to everyday facilities and transport links.

Please contact Sansome & George for further information.



## Church End Lane, Tilehurst





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		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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**9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN**  
**0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)**

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