



sansome & george

**20 Bran Close, Tilehurst, Reading, RG30 4SY**  
**£395,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- End Terrace House
- Minutes Walk To Tilehurst Village
- Modern Kitchen / Diner With Integrated Appliances
- Spacious Fully Tiled 4 Piece Bathroom
- Integral Garage (Currently Workshop)

- Cul-De-Sac Location Adjoining A Wooded Copse
- Entrance Porch & Living Room
- 3 Well Proportioned Bedrooms
- Larger Than Average Rear Garden
- Driveway Parking

A very well presented end of terrace home occupying a tucked away position within a cul-de-sac abutting a wooded copse yet within minutes walk of Tilehurst Village centre with a range of shops, and other conveniences such as cafes, restaurants and pubs all within minutes walk. Other local amenities include access to regular bus services, green spaces and reputable primary and secondary schools as well as being a simple commute from Reading town centre and junction 12 of the M4 motorway each being circa 4 miles.

The property is approached via an open frontage with lawned garden, with driveway parking for 1 car and access to garage, and with a path leading to the front door. A useful entrance porch has a door opening to the front aspect living room with doors leading to stairs rising to the first floor and also the kitchen/diner. Spanning the rear of the property, the open plan kitchen/diner features a fully fitted modern kitchen to include integrated fridge, freezer, high level oven and electric hob. A door from the kitchen leads to an additional lobby area which leads to the integral single garage (currently used as a workshop) and a courtesy door to the rear garden. On the first floor, a central landing gives access to three well proportioned bedrooms which are serviced by a spacious and fully tiled four piece bathroom. General notable features include UPVC double glazing and a gas radiator central heating throughout.

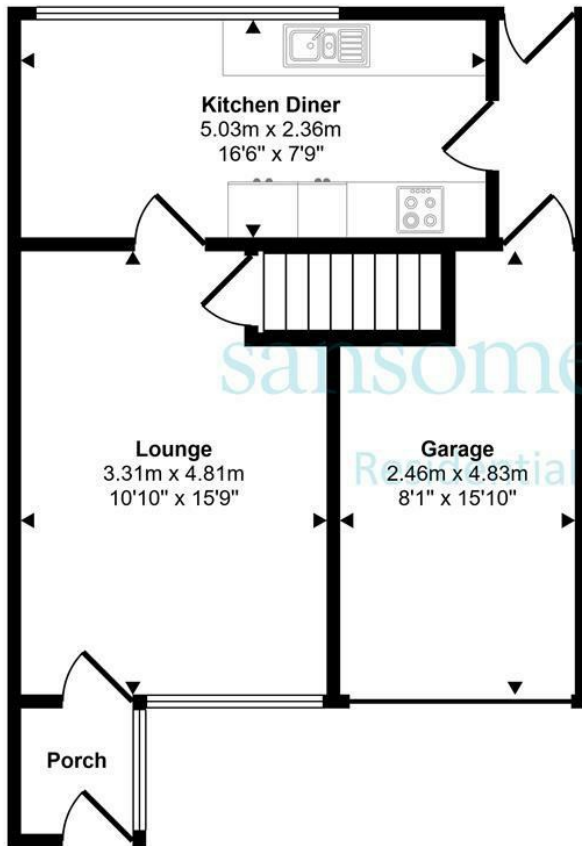
Outside, the larger than average rear garden is another outstanding feature of this much loved home. Enclosed by brick walls and wooden fencing with secure pedestrian gate to the front, the rear garden currently comprises of patio area adjoins a lawned garden with well tended flower/shrub beds and a part raised Koi pond.

Please contact Sansome & George Estate Agents to discuss the property in more detail or to arrange a viewing appointment at your earliest convenience.

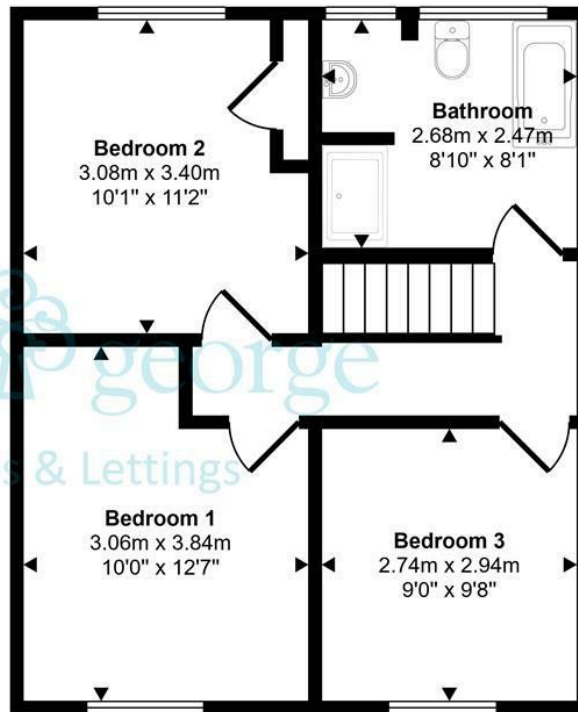
Reading Borough Council - Band C



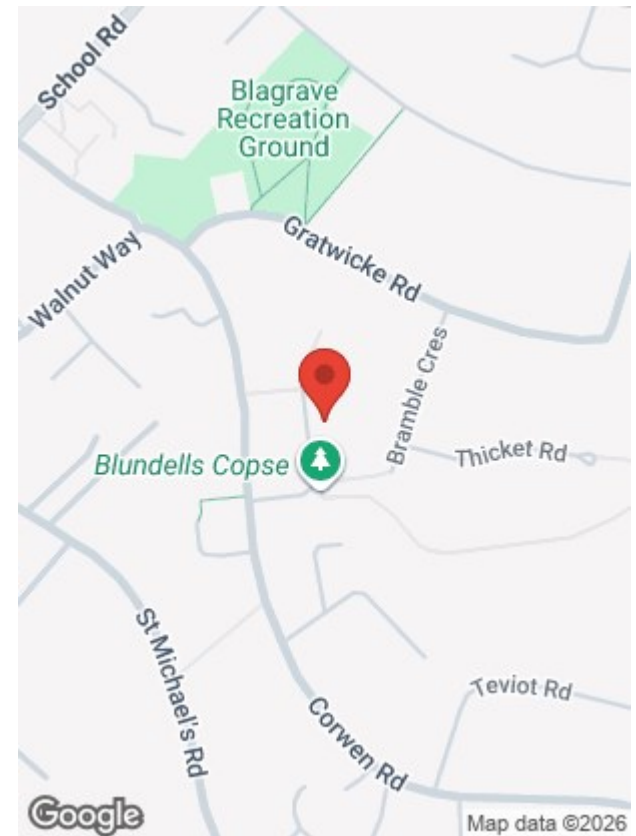
Approx Gross Internal Area  
89 sq m / 961 sq ft



**Ground Floor**  
Approx 46 sq m / 490 sq ft



**First Floor**  
Approx 44 sq m / 471 sq ft



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>64</b>                                   | <b>78</b>               |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

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

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.

**Misrepresentation and Misdescriptions Acts**

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