



## 2 Enborne Close, Tilehurst, Reading, Berkshire, RG31 5JG

Guide price £425,000 Freehold

- NO ONWARD CHAIN
- THREE BEDROOMS
- EXTENDED TO THE REAR
- DOWNSTAIRS WC
- CUL DE SAC LOCATION
- 360 VIRTUAL TOUR
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- ENTRANCE HALL
- FAMILY ROOM
- DOWNSTAIRS WC
- UTILITY ROOM
- LARGE TIMBER SHED



VP - NO ONWARD CHAIN. This three bedroom end of terrace house is located in a cul-de-sac. The property boasts a well-designed layout, featuring an entrance hall that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The extended kitchen is a highlight, providing ample space for culinary pursuits, while a convenient downstairs toilet adds to the practicality of the home.

On the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is also located on this level, ensuring that all essential amenities are easily accessible.

Outside, the property features an enclosed rear garden that requires no maintenance, allowing you to enjoy outdoor space without the hassle of upkeep. Additionally, off-road parking for two vehicles is available at the front, providing ease and security for your vehicles.

This residence is ideally situated close to local schools, amenities, bus routes, and parks, making it a perfect choice for families and professionals alike.

Council tax band - D



ADDITIONAL INFORMATION

Approx.net floor area:  
88 sq.m/ 953 sq.ft.

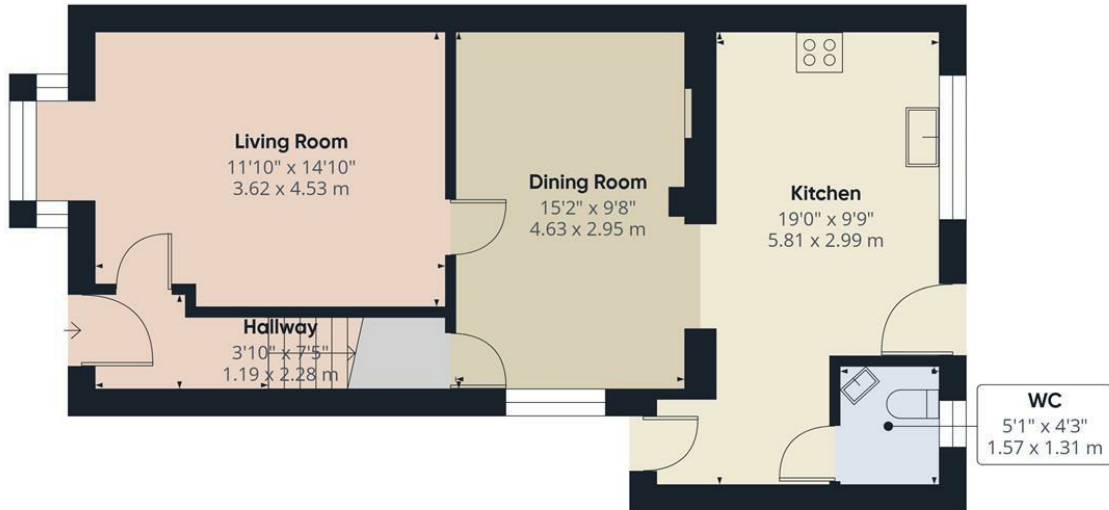
Local Authority:  
Reading Borough  
Council Tax Band: D

Approx. Distances:  
Tilehurst train Station:  
1.6 Miles  
M4 motorway (J12): 2.2 miles

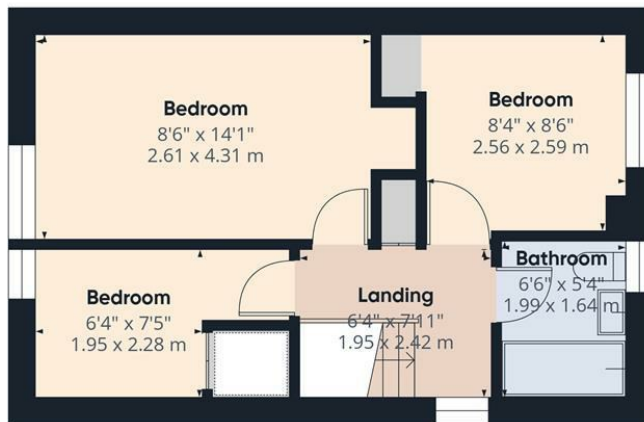
DIRECTIONS

From Village Properties turn right into School Road and at the 2nd roundabout turn right down Chapel Hill then at the bottom turn left into Hildens Drive. Turn 1st left into Chieveley Close and left again into Enborne Close

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
922 ft<sup>2</sup>  
85.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



