



5 Southerndene Close, Tilehurst, Reading, RG31 6ND
Guide Price £600,000 Freehold

sansome & george
Residential Sales & Lettings

- Spacious Detached Bungalow
 - Delightful Well Tended Gardens
 - 1/2 Mile From Tilehurst Village Centre
 - Dual aspect 23' L-shaped Living/Dining Room
 - Option of 4 Bedrooms
- No 'Onward Chain' Complications
 - Cul-de-sac Location
 - 1246 sq. ft. (116 sq. m.) Of Versatile Accommodation
 - Well Appointed Kitchen
 - Block Paved Driveway For 2 Cars

Offered to the market with the added advantage of no 'onward chain' complications, this well presented detached bungalow of 1246 sq. ft. (116 sq. m.) offers flexible and versatile accommodation of great proportions enhanced by great natural light throughout. Set in an established plot, in a tucked away cul-de-sac of bungalows with well tended gardens extending to the side and rear the property.

The property is ideally situated close to centre of Tilehurst Village hence within striking distance of a wealth of amenities to include Cafes, Shops, Supermarkets, Post Office, Chemists, Doctors Surgery, Pubs, Restaurants plus green spaces to include Arthur Newbery Park as well as being close to several regular bus services and within 1 mile of Tilehurst train station. Reading Town Centre, Calcot Retail Park and the M4 Motorway are all conveniently within a short commute by car.

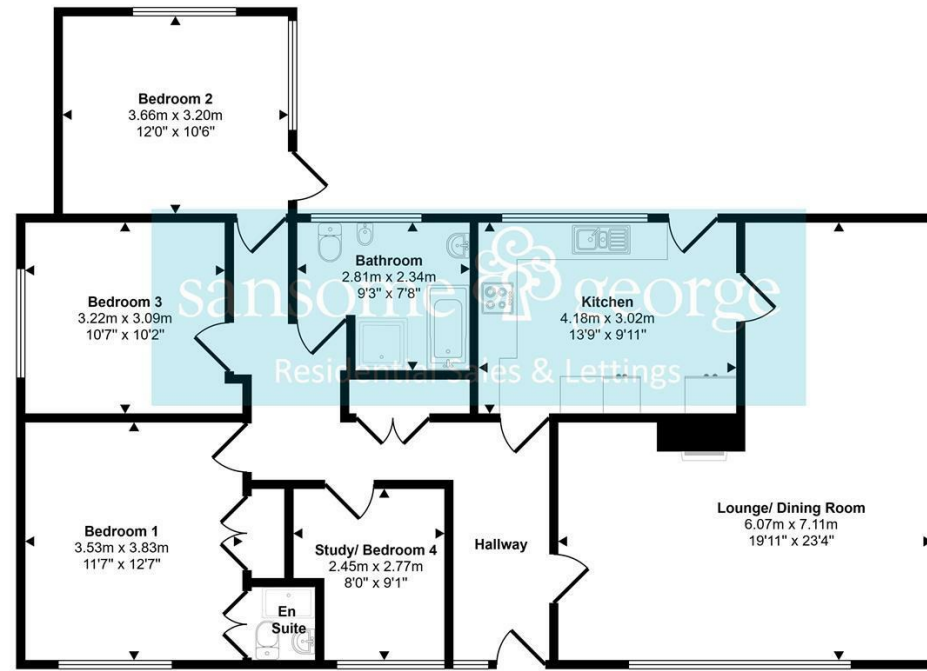
Well maintained throughout, this secluded property is approached via lawned frontage with planted flower beds, useful side gate to the rear garden and a block paved driveway for 2 vehicles. The front door opens to a generous central hallway with doors to all rooms. These comprise of generous L-shaped dual aspect living/dining room with feature open fireplace and patio doors opening to deck and side garden and as door linking with the well appointed rear aspect fitted kitchen. There are 4 good sized and versatile Bedrooms to include a main bedroom with built in wardrobes and ensuite, a delightful dual rear aspect third bedroom with door to garden plus fourth bedroom (currently used as a study). The bathroom is fully tiled with a five piece suite to include shower cubicle, spa bath and bidet. Outside, to the rear of the property, the lovely established and well tended gardens extend from the rear to the side of the property, enclosed by wooden fencing. As another notable feature of this delightful property, the garden is laid mainly to lawn with established trees and shrubs, planted beds, patio seating areas to include a raised deck from the patio doors.

Please contact Sansome & George Estate Agents to discuss this excellent home in more detail or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band F

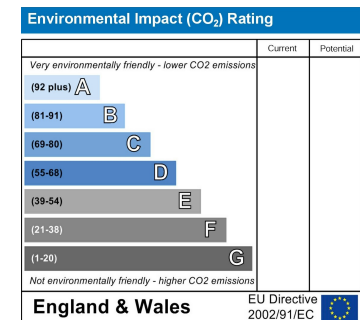
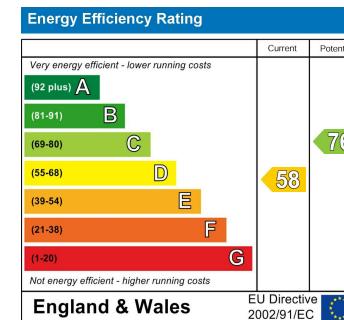
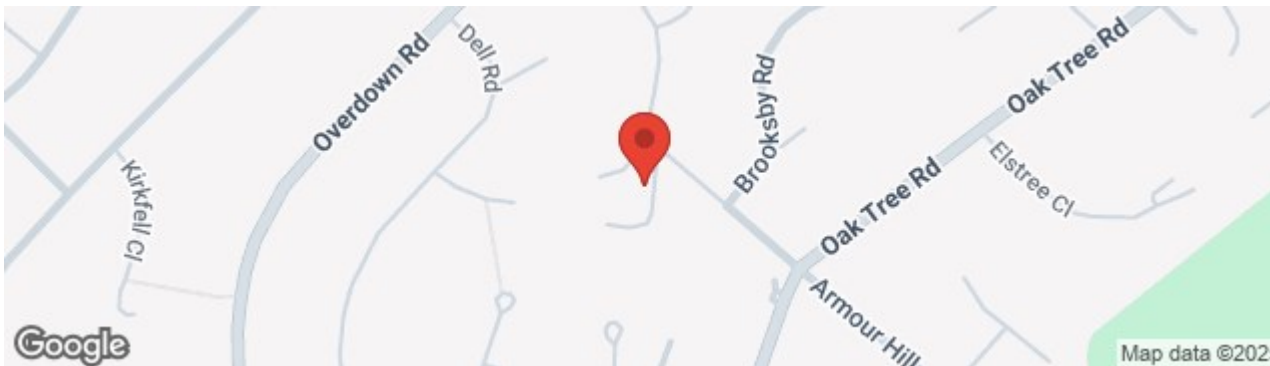


Approx Gross Internal Area
116 sq m / 1251 sq ft



Floorplan

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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings