



sansome  george

**8 Kirkfell Close, Tilehurst, Reading, Berkshire, RG31 6QL**  
**Guide Price £475,000 Freehold**

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Residential Sales & Lettings

- Extended Three/Four-Bedroom Semi-Detached Home
- Minutes From Bus Services To Reading
- Close To Woodland And Open Countryside
- 20' Lounge/Diner With French Doors
- Landscaped Garden With Patio And Home Office

- Desirable Cul-De-Sac Location
- Local Shops And Café Nearby
- Tilehurst Village And Train Station Within 1 Mile
- Modern Kitchen With Garden Views
- Fully Enclosed Private Garden

Presented to the market is this beautifully extended and well-presented three/four-bedroom semi-detached home, located in a desirable cul-de-sac on the western side of Tilehurst. The property is ideally situated within minutes' walk of regular bus services to Reading town centre, as well as a local parade of shops including a café. Reputable primary and secondary schools, along with Cotswold Sports Centre are all within close proximity.

For those who enjoy the outdoors, nearby woodland and miles of open countryside in Sulham provide excellent walking opportunities. Tilehurst Village and Tilehurst Train Station are also conveniently within 1 mile, making this a superb location for both commuting and lifestyle.

The ground floor accommodation comprises an entrance hall with stairs rising to the first floor, a 20' lounge/diner with French doors leading to the rear garden, a modern kitchen with UPVC double glazing also overlooking the garden, a cloakroom, and a snug/bedroom 4. The first floor offers three double bedrooms, serviced by a modern fitted bathroom with a shower over the bath.

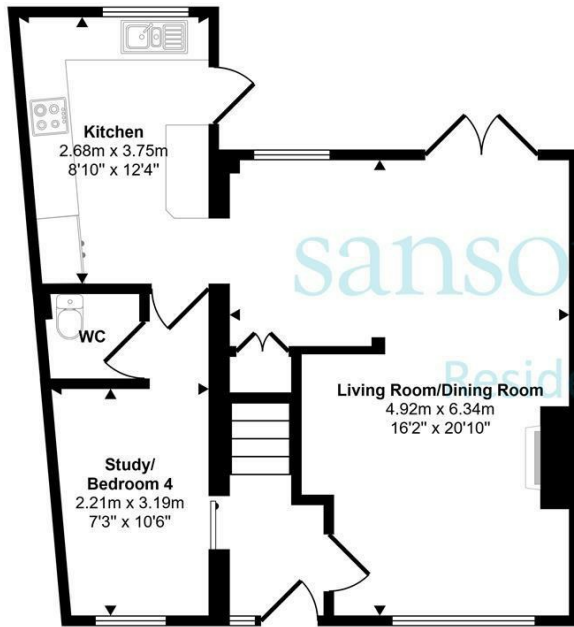
The exterior features a landscaped rear garden with a patio area and artificial grass. At the bottom of the garden is a further patio/seating area leading to a magnificent home office. The garden is fully enclosed, providing privacy and a safe space for children and pets. To the front, the property benefits from driveway parking with an integral block and a pathway leading to the front door.

For more information or to arrange a viewing, please contact Sansome & George Tilehurst at your earliest convenience.

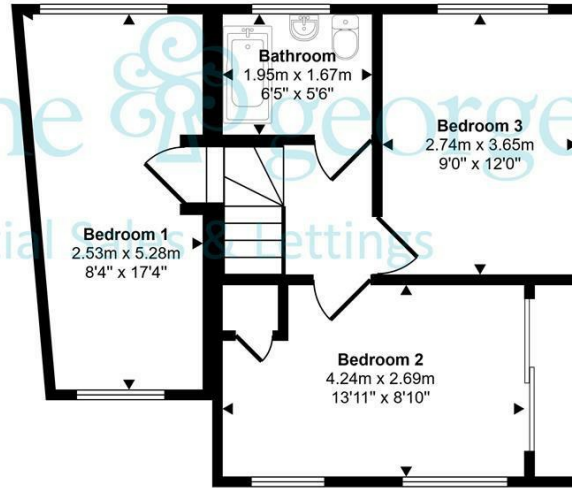
West Berkshire Council – Band D



Approx Gross Internal Area  
105 sq m / 1127 sq ft



Ground Floor  
Approx 52 sq m / 556 sq ft

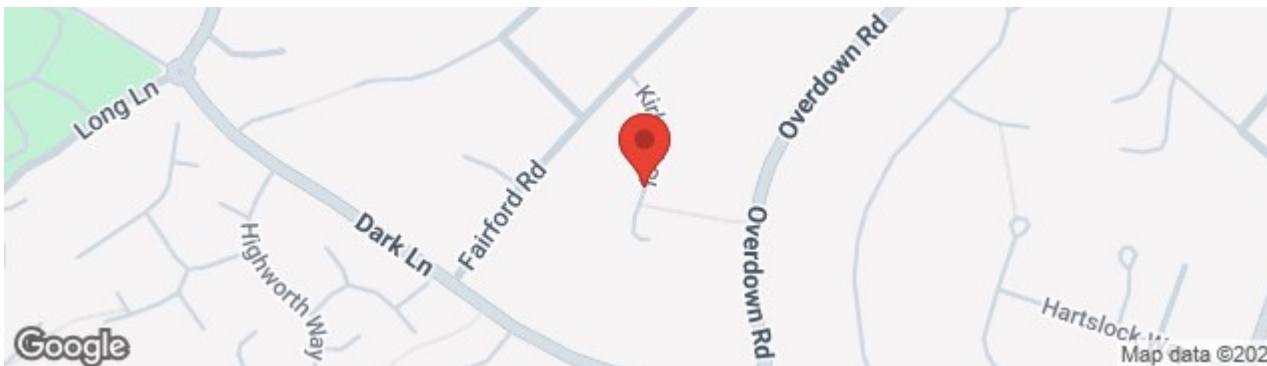


First Floor  
Approx 46 sq m / 491 sq ft



Office  
Approx 7 sq m / 79 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.



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			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	72

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			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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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