



**2 Manor Park Close, Tilehurst, Reading, Berkshire, RG30 4PS**  
**Guide Price £500,000 Freehold**

**sansome & george**  
Residential Sales & Lettings



- 4 Bedroom Detached Home
- Front Aspect Kitchen
- Separate Dining Room
- Family Bathroom
- Enclosed Rear Garden With Side Access
- Hallway & Ground Floor WC
- Rear Aspect Living Room
- En Suite Shower Room
- Gas Radiator Central Heating & UPVC Double Glazing
- Cul-de-sac Position

A well presented detached home located in a sought after cul-de-sac off Halls Road. The popular and most frequent number 17 bus service, local shops along with both primary and secondary schools are all easily accessible. Tilehurst village which hosts a wealth of useful amenities including various shops, restaurants and independent businesses is only a short stroll away.

Accommodation comprises entrance hall, ground floor WC, rear aspect living room with twin doors leading directly onto the rear garden, separate dining room and a good size front aspect kitchen. Stairs rise to the first floor landing which services four bedrooms, family bathroom and an en suite shower room.

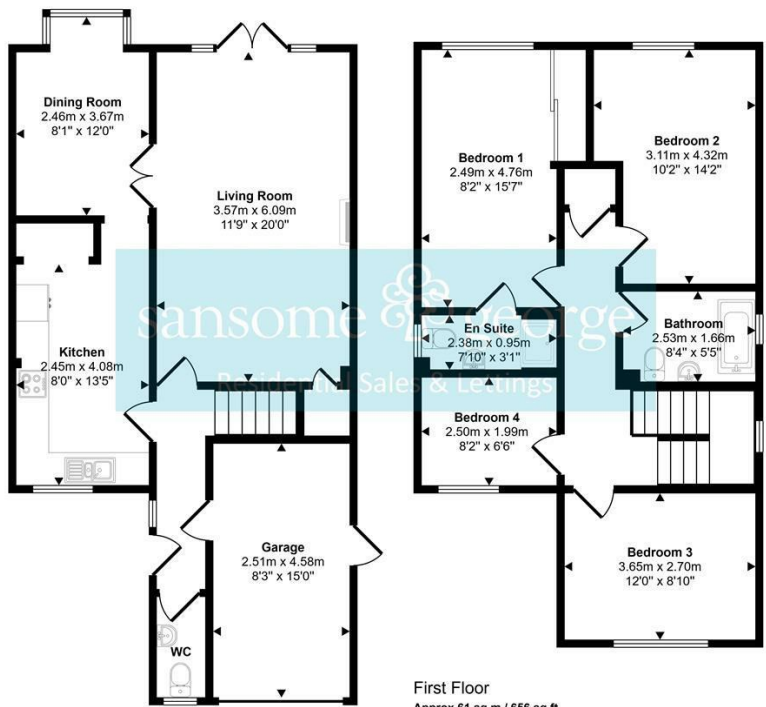
This ideal family home has the added advantage of gas radiator central heating and UPVC double glazing. To the front is a small area, mainly laid to lawn with a mature tree and driveway parking, leading to an integral garage with a metal up and over door, additional doors leading to the internal hallway and rear garden. To the rear is a fully enclosed garden, featuring a patio and lawn area and benefits from side access to the front.

Please contact Sansome & George Tilehurst branch to request further information or to arrange a viewing.

Council Tax Band F - Reading Borough Council



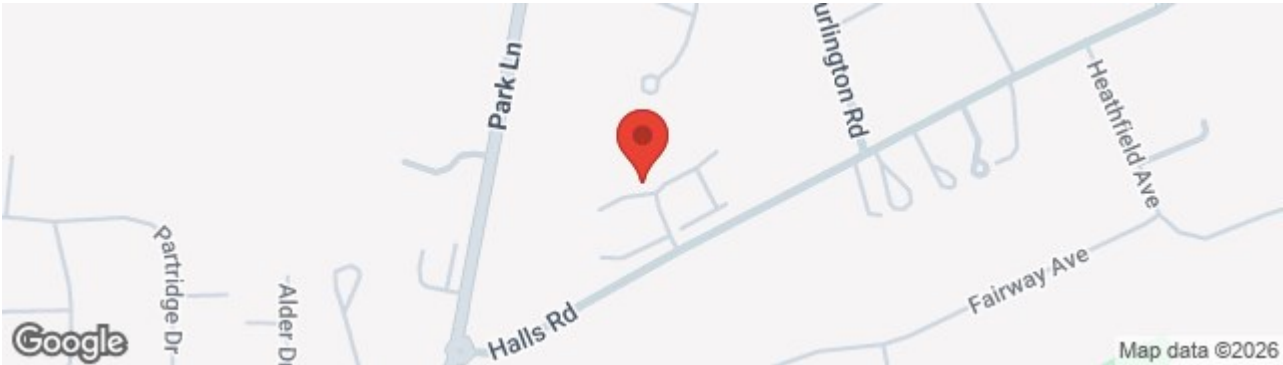
Approx Gross Internal Area  
125 sq m / 1344 sq ft



First Floor  
Approx 61 sq m / 656 sq ft

Ground Floor  
Approx 64 sq m / 688 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		
England & Wales	EU Directive 2002/91/EC	76

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		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts  
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