



60 Fircroft Close, Tilehurst, Reading, Berkshire, RG31 6LJ
£550,000 Freehold

sansome & george
Residential Sales & Lettings

- 4 Bedroom Extended Detached Home
- Entrance Hall & Porch
- Rear Aspect Kitchen
- Detached Garage & Driveway Parking
- Extension Potential (Subject To Local Planning Consents)

- Ground Floor WC
- Living Room, Study & Family Room
- Ground Floor Shower Room & Family Bathroom
- Large Gardens To The Front & Side
- No Onward Chain

An extended four bedroom detached home in prime cul-de-sac location with a generous plot with excellent potential.

Set at the top of a sought after cul-de-sac near Tilehurst village, this spacious and extended four bedroom detached family home occupies a much larger than average plot, offering excellent scope for future development (subject to planning). Ideally positioned within easy reach of local amenities, popular shops, reputable schools, and frequent bus services, the property is also conveniently located for Tilehurst railway station, providing direct links to London Paddington.

The well proportioned accommodation begins with an entrance porch and welcoming hallway, leading to a ground floor WC. A light and airy front-to-rear aspect living room provides a fantastic space for entertaining or relaxing. Additional reception areas include a dedicated study, a separate family room with direct access to the rear garden, and a rear aspect kitchen/breakfast room. A practical ground floor shower room completes the versatile ground floor layout.

Upstairs, the first floor hosts four good sized bedrooms and a well appointed family bathroom, ideal for growing families.

The home benefits from gas radiator central heating and UPVC double glazed windows throughout.

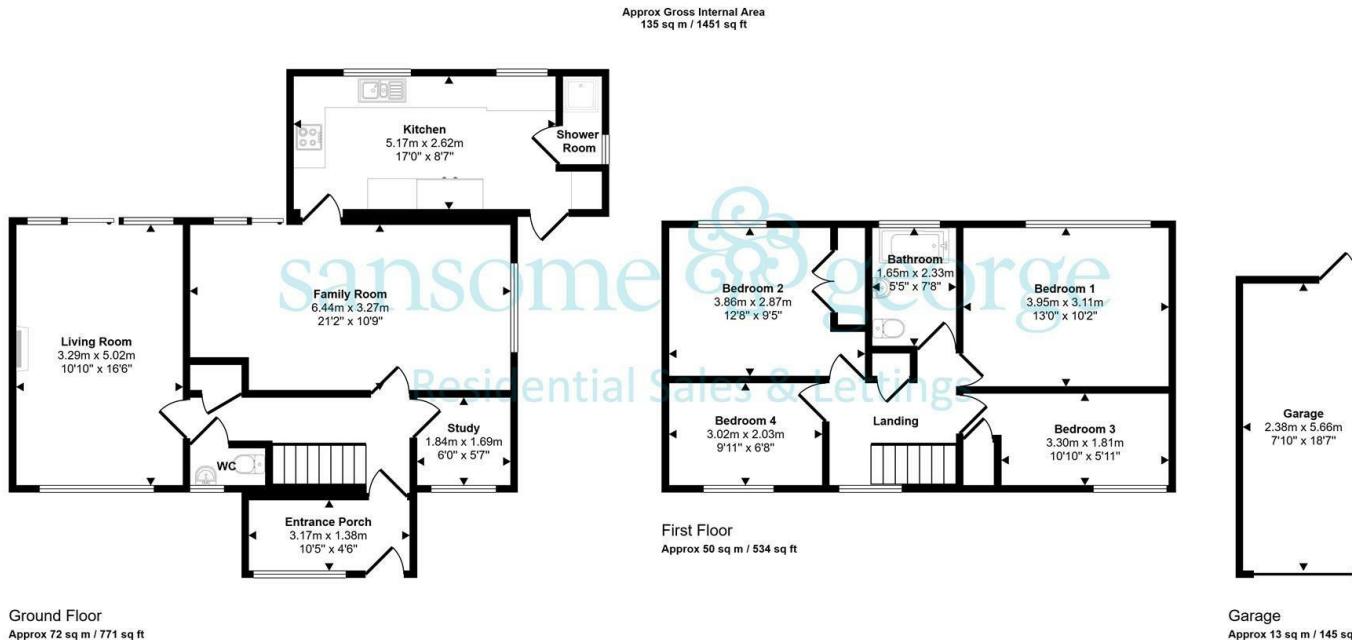
Outside, this impressive home is positioned on a substantial plot featuring a large enclosed front garden, ample off-road parking, and a detached garage to the side. The rear garden enjoys a high degree of privacy and leads onto an exceptional side plot with superb opportunity for extension or development (subject to necessary consents).

This is a rare opportunity to acquire a truly versatile family home in a desirable location, offering space, potential, and convenience in equal measure.

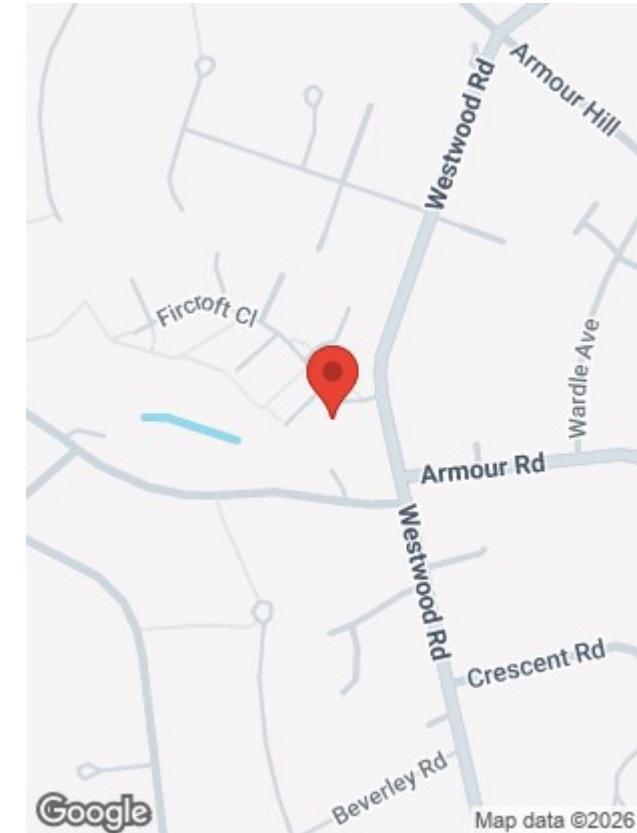
Please contact Sansome & George Tilehurst branch for more information or to arrange a viewing.

Council Tax Band E - Reading Borough Council.





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	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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