



**Bespoke**  
ESTATE AGENTS

38 Dudley Close, Tilehurst  
In Excess of £200,000



## 38 Dudley Close

Tilehurst, Reading

Well-presented two bedroom ground floor maisonette with private entrance, enclosed rear garden, modern kitchen and renewed lease. Bedroom two offers flexible use as a guest bedroom, nursery or work from home/study space. Tenant in situ paying £1,300 PCM if required. Conveniently located within walking distance of Tilehurst Station and local amenities.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Tenant currently paying £1,300 PCM if required by investor buyer
- Ground floor maisonette with private entrance
- Private enclosed rear garden
- Extended and renewed lease
- Close to local shops, schools and everyday amenities
- Convenient access to Tilehurst Village, Reading town centre and commuter links
- Bright and spacious living room
- Two bedrooms plus flexible home office/study space
- Walking distance to Tilehurst Station



## GARDEN

A particular feature of the property is the private enclosed rear garden, offering a surprisingly generous amount of outside space for a maisonette. Mainly laid to lawn and bordered by mature trees and established greenery, the garden provides a good degree of privacy and creates an ideal setting for relaxing, entertaining or gardening during the warmer months. There is also useful side access and space for outdoor seating or storage.

## ON STREET

1 Parking Space

There is on road parking, without restrictions.



### Entrance Hall

A central entrance hallway providing access to all principal rooms, with additional storage space ideal for coats and household items.

### Living Room

11' 4" x 10' 3" (3.46m x 3.13m)

A bright and comfortable reception room positioned to the rear of the property, offering ample space for both seating and entertaining. Large French windows allow plenty of natural light to fill the room and lead out onto your own garden, creating a welcoming everyday living space.

### Kitchen

7' 4" x 4' 11" (2.23m x 1.50m)

Fitted with a range of base and eye level units with work surfaces over, incorporating space for appliances and practical storage. Positioned conveniently just off the hallway.

### Bedroom One

10' 9" x 10' 4" (3.27m x 3.15m)

A well-proportioned double bedroom overlooking the front aspect, providing space for a double bed alongside additional bedroom furniture. A calm and private room ideal for relaxation.

### Bedroom Two

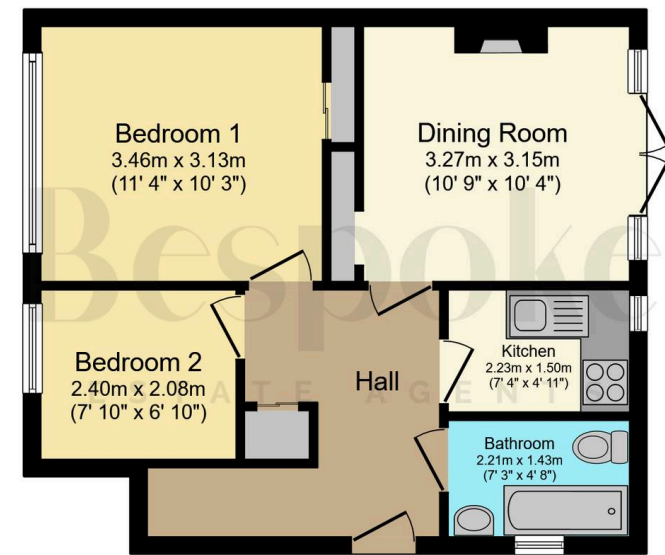
7' 10" x 6' 10" (2.40m x 2.08m)

A versatile second room which could work well as a single bedroom, nursery, dressing room or home office depending on requirements.

### Bathroom

Comprising a bath with shower over, wash hand basin and WC. A functional bathroom finished in neutral tones. Window to side for natural light and ventilation





Floor Plan

Total floor area: 44.0 sq.m. (474 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)