



6 Brierley Place, Tilehurst, Reading, RG31 6FX
£350,000 Freehold

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Residential Sales & Lettings

- Semi Detached House In Cul-de-sac Location
- Ample Driveway Parking & Frontage
- 835 sq. ft. (78 sq. m.) Of Accomodation
- Separate Versatile Study/Hobby Room (Former Single Garage)
- 2 Double Bedrooms & Bathroom
- No 'Onward Chain' Complications
- Southerly Aspect Rear Garden
- 17' (5.2m.) Living Room
- 'Shaker Style' Fitted Kitchen
- UPVC Double Glazing & Gas Fired Central Heating To Radiators

Offered to the market with the added advantage of no 'onward chain', this popular 'Wimpey' built semi detached home is ideally situated in a desirable cul-de-sac within minutes walk of local shops, schools, regular bus service and playing fields with sports center and social club. A beautiful stretch of The River Thames surrounded by miles of open countryside and Tilehurst train station (London Paddington, Reading Mainline, Oxford, Didcot) are within approximately 1 mile and the neighboring village of Pangbourne, Tilehurst Village center, Reading town center or Junction 12 of the M4 motorway are all conveniently within a short commute.

This sought after home is approached via a larger than average lawned frontage and driveway providing parking for several cars with a path continuing to the the front door and a separate door leading to a versatile self contained study/hobby room (formerly a single garage) with rear aspect courtesy door to garden. The front door opens to a porch which in turn leads to a spacious front aspect living room with stripped wood effect flooring, stairs rising to the first floor and a door to the kitchen. Spanning the rear of the property with a door and window to the rear garden, the kitchen is well appointed with a comprehensive range of shaker style units with ample wood block effect work tops to include a breakfast bar, plus an integrated gas hob with filter hood over and electric oven below, as well as appliance spaces for American fridge/freezer, dishwasher and washing machine. On the first floor, a central landing services 2 similar sized generous 'double' bedrooms and a side aspect three piece bathroom which includes electric shower over bath. Other general notable features include upvc double glazing and gas fired central heating to radiators.

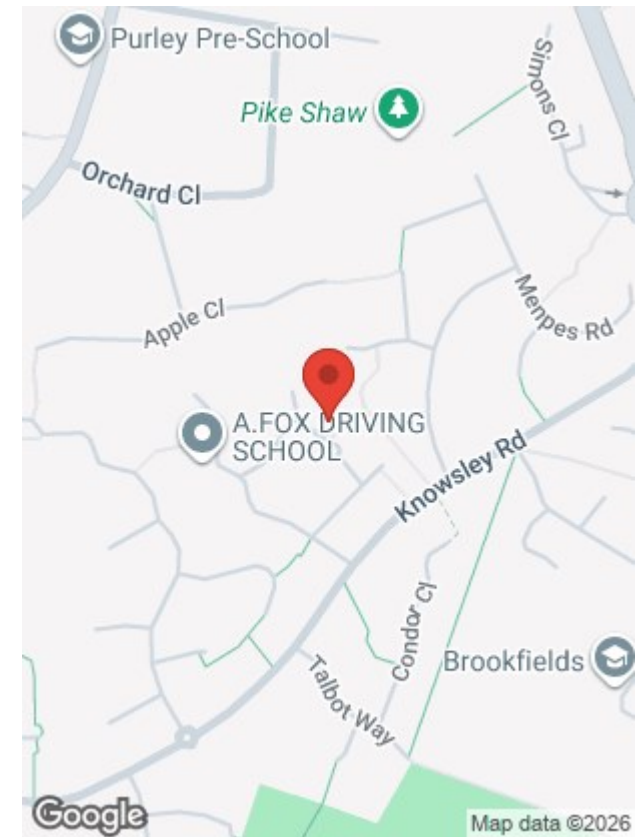
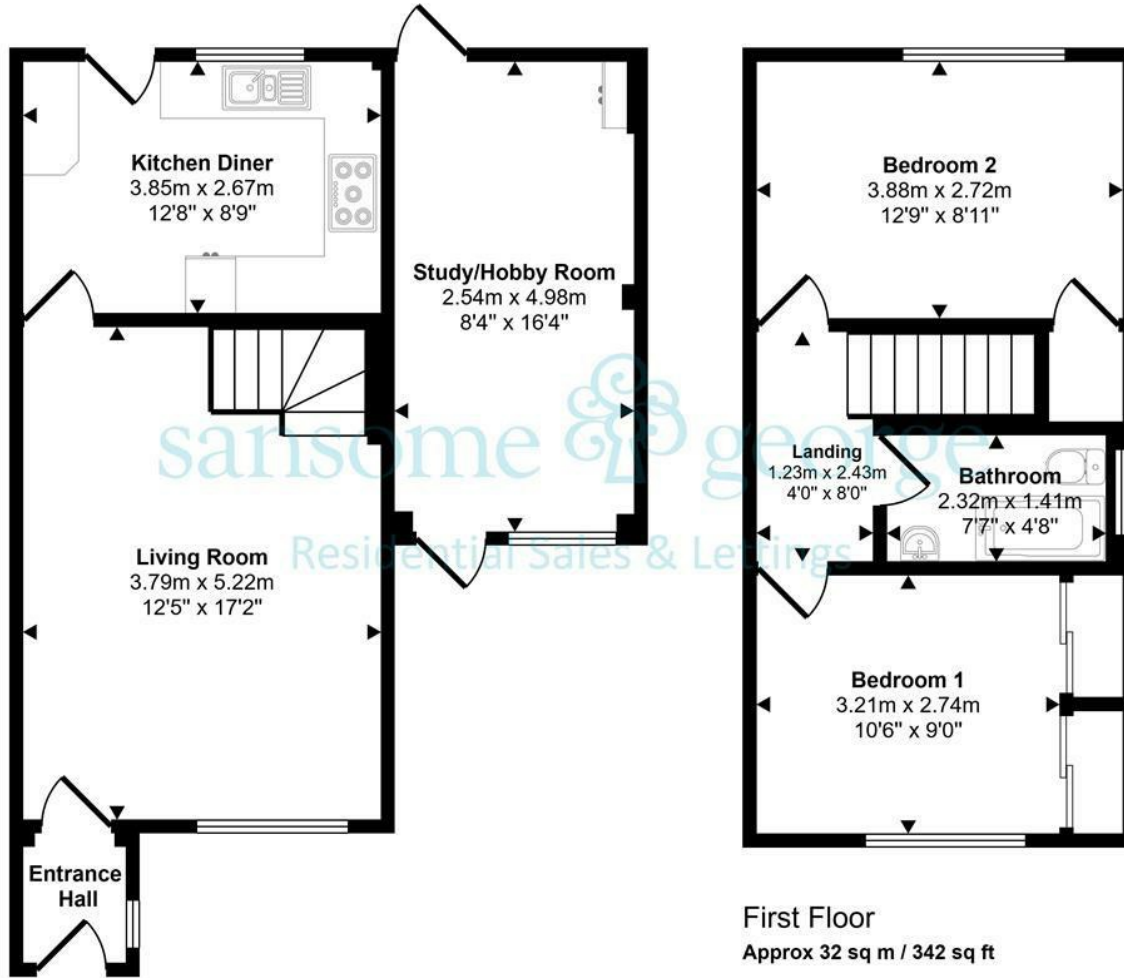
Outside, to the rear of the property, the landscaped garden is enclosed by wooden fencing and boasts a predominantly southerly aspect. A paved patio across the entire width of the property with a low retaining wall and three steps rising to a lawned garden.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band c



Approx Gross Internal Area
78 sq m / 835 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	72	England & Wales
		84	EU Directive 2002/91/EC

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.

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