


**2 Cornwall Close, Tilehurst, Reading, RG31 6FS**
**Guide Price £475,000 Freehold**

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- Detached Bungalow
- Comprehensively Updated Throughout
- 3 Bedrooms
- Re-fitted Bathroom
- Garage & Driveway Parking
- Tucked Away Cul-de-sac Location
- Open Plan Living Room/Kitchen
- Conservatory
- Side & Rear Garden
- Solar Panels, Under Floor Heating & Air Conditioning



Enjoying a tucked away position at the foot of a cul-de-sac, this detached bungalow has been comprehensively updated by the current owners. Ideally located, the property is within minutes walk of 'Tesco Express' and regular bus service into Reading Town Centre approximately 4 miles to the east. Being situated towards the western side of Tilehurst, bordering the village of Purley-on-Thames, miles of open countryside is also nearby as is the Thames side village of Pangbourne being circa 1.5 miles away, as is Tilehurst Village with a further range of services and amenities. Other local conveniences include popular primary and secondary schools, two sports/social clubs plus Tilehurst Trian Station is just over 1 mile away.



With flexible and well proportioned accommodation across one storey, this versatile home is complemented by a detached single garage and driveway providing parking for 3 cars. The front door sits in a recessed porch and opens to the Entrance Hall which accesses all rooms. These comprise of 3 well proportioned Bedrooms, a modern re-fitted bathroom to include shower over bath, and a desirable open plan living space to include a stylish re-fitted kitchen. All bedrooms feature fitted storage and bedroom 2 has patio doors leading to a conservatory where French doors open to the rear garden. The outside space is enclosed by wooden fencing which surrounds the property to the side and rear and comprises of paved patio areas with brick built retaining walls and surrounded by lawn with planted shrubs, a small sunken pond and a garden shed. Secure gates lead to the driveway and also the the frontage which is enclosed by picket fencing with a gate leading to the path to the front door.

Notable and recent improvements to this desirable property include air conditioning to the living space, plumbed under floor heating serviced by a new gas fired boiler, and solar panels. Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

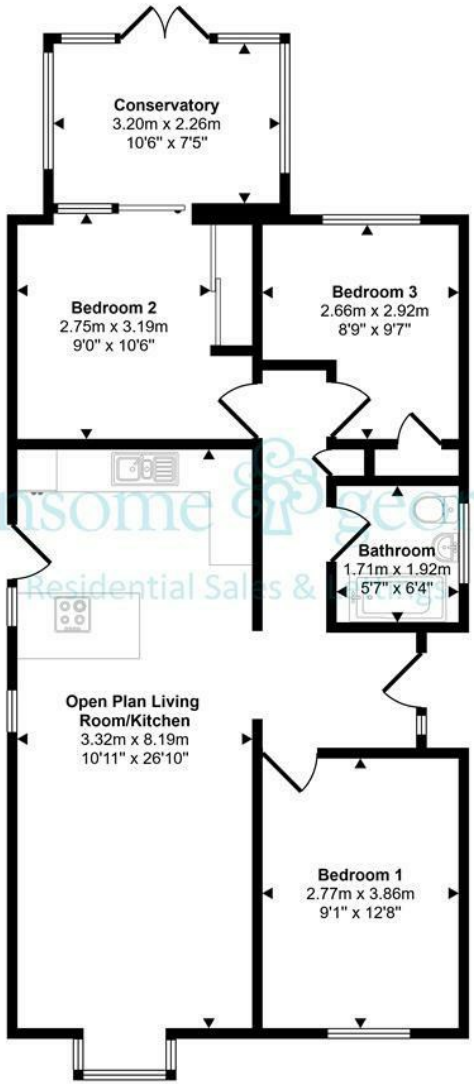
West Berkshire Council - Band D





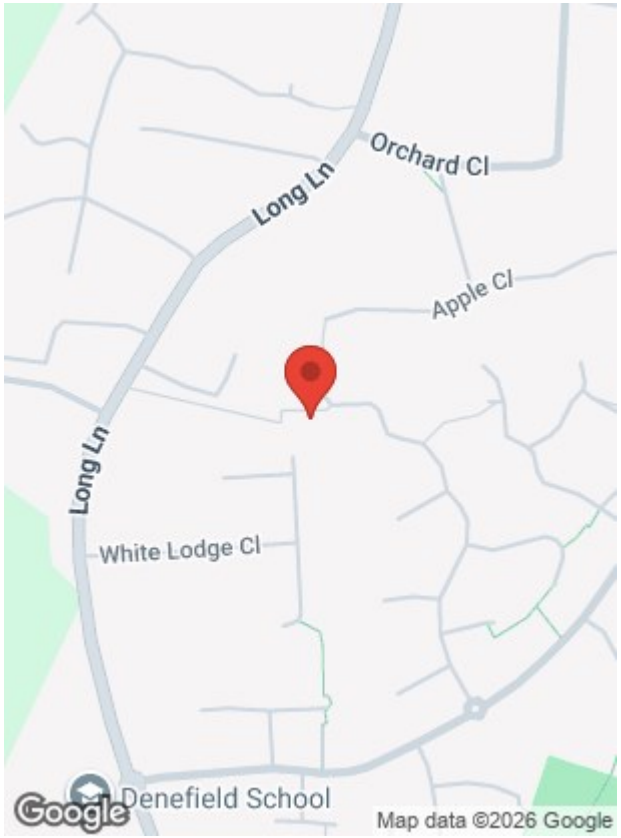


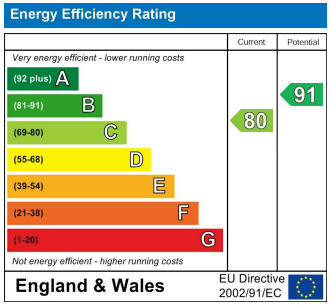
Approx Gross Internal Area
78 sq m / 840 sq ft

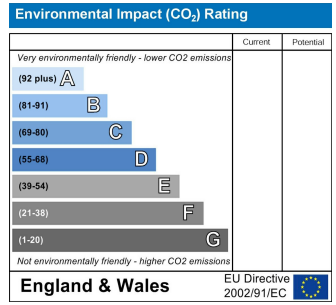



Floorplan

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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