



sansome & george

**24 Brockley Close, Tilehurst, Reading, RG30 4YP**  
**Guide Price £350,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Sought After End Of Terrace House
- Driveway Parking For Several Vehicles
- Dual Aspect Living Room
- 3 'Double' Bedrooms
- Well Tended Rear Garden With Side Access
- Convenient Cul-de-sac Location
- Entrance Hall With Stairs To First Floor
- Spacious L-Shaped Kitchen/Breakfast Room
- Modern Re-fitted Shower Room
- UPVC Double Glazing & GRCH (n/t)

Enjoying an elevated position within a cul-de-sac in the suburb of Tilehurst, this 3 bedroom end of terrace house has been well maintained by the present owner. Being circa 3 miles to the west of Reading town Centre, the property is conveniently located within 3 minutes walk of a regular bus service and is also approximately 1 mile from the Tilehurst train station. green spaces to include McIlroy Park and Lousehill Copse, primary and secondary schools, plus a range of gyms and sports facilities, shops, supermarkets, pubs, restaurants and cafes, and also Tilehurst Village with further amenities.

Complemented by driveway parking for several vehicles with useful gated pedestrian access to the side of the property. A lawned frontage with shrub beds sits behind a low level brick wall, and a path leads to the front door. Opening to the entrance hall, stairs rise to the first floor and a door leads to the dual aspect front to back living room with engineered wood flooring, feature coal effect fireplace and French doors to the rear garden. A door opens to a generous 'L-shaped' kitchen/breakfast room with front and rear aspect windows and side door to the side. The kitchen is well appointed with a comprehensive range of units and ample work top space, integrated gas hob and electric oven, plus a generous built in under stairs storage cupboard. On the first floor, the landing features a side aspect window and gives access to 3 separate 'double' bedrooms which are serviced by a modern re-fitted shower room with heated towel rail and fitted vanity storage unit with inset basin and w/c. Bedrooms 1 and 2 both include built in cupboards.

Outside, the rear garden comprises of a patio/hard standing area to the rear and side of the property behind a retaining wall where 3 steps lead up to a lawned garden with planted flower/shrub beds, a secondary paved patio area and a garden shed.

With the added benefit of the opportunity to enlarge/extend to the rear or side (subject to necessary consents), this sought after home must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing or for any further information.

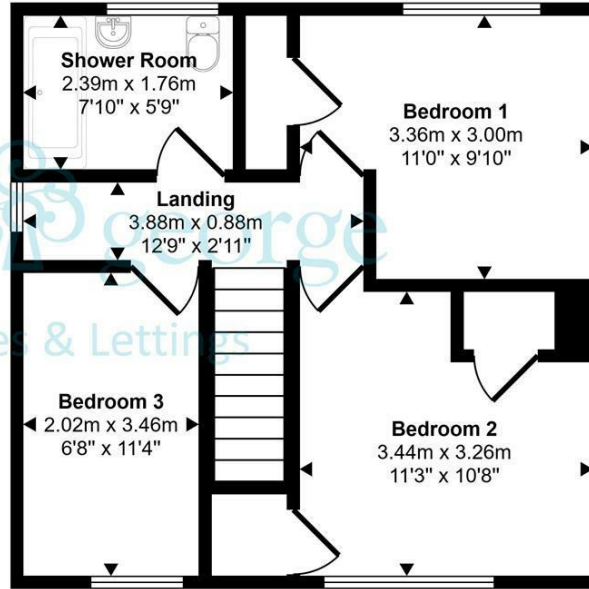
Reading Borough Council - Band C



Approx Gross Internal Area  
83 sq m / 889 sq ft

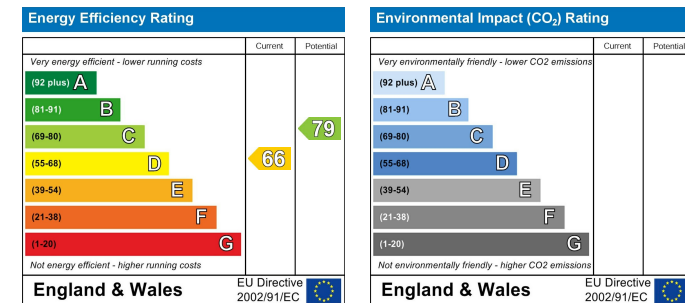
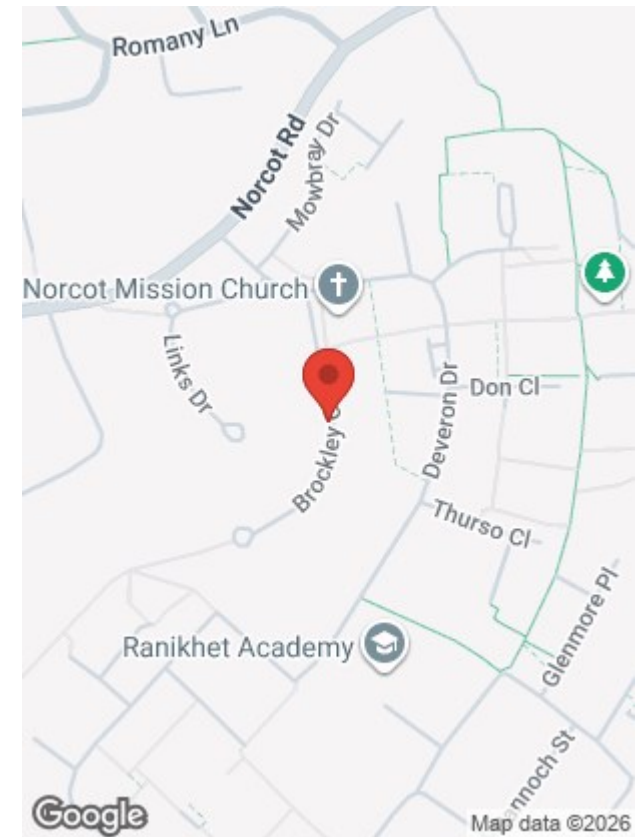


Ground Floor  
Approx 40 sq m / 434 sq ft



First Floor  
Approx 42 sq m / 455 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.



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