



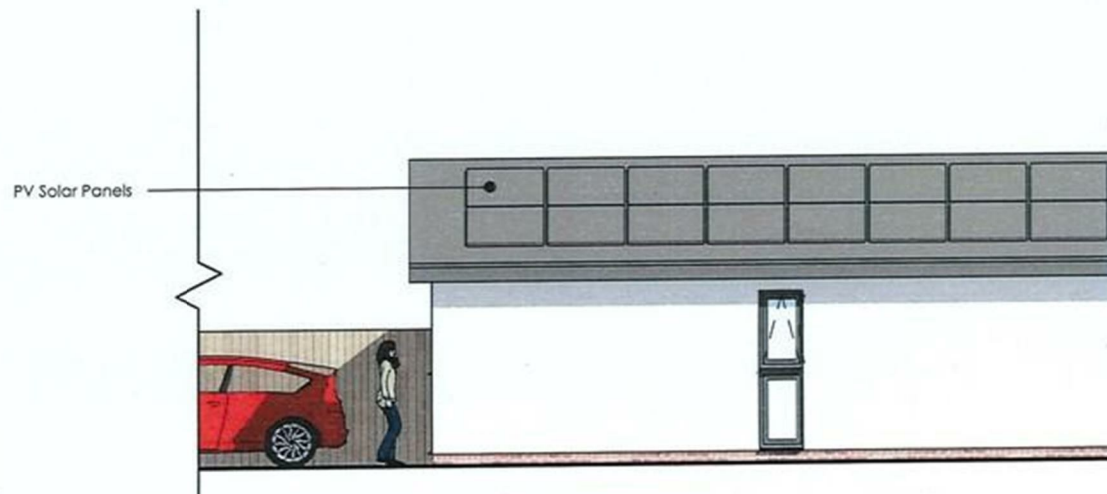
1 Front (West) Elevation
1 : 100



3 Side (North) Elevation
1 : 100



2 Rear Elevation
1 : 100



4 Side (South) Elevation
1 : 100

23 Church End Lane (Garden Plot), Tilehurst, Reading, RG30 4XA
£125,000 Freehold

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Residential Sales & Lettings

- Garden Site With Planning Permission
- Proposed 2 Bedroom Detached Bungalow

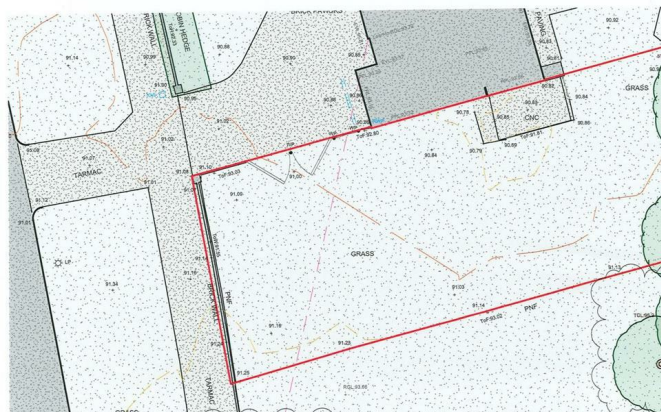
- Popular Residential Address
- Close to Bus Services

An excellent opportunity to acquire a generous plot of land, formerly forming a substantial side garden to a neighbouring property. Full planning permission has been granted for the construction of a brand new, contemporary two bedroom detached Bungalow, offering an exciting prospect for owner occupiers, developers, or investors alike.

The approved design provides for a modern, well proportioned home with thoughtfully arranged accommodation, ideal for single level living. The plot is located within a well established and popular residential area, benefiting from close proximity to a range of local shops, amenities, and regular bus services, ensuring convenience and accessibility.

This attractive site presents a rare chance to create a bespoke modern Bungalow in a sought-after location, combining a peaceful neighbourhood setting with excellent access to everyday facilities and transport links.

Please contact Sansome & George for further information.



Church End Lane, Tilehurst





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

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		
EU Directive 2002/91/EC		
England & Wales		

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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