31 Lamorna Crescent, Tilehurst, Reading, RG31 5WF
Guide Price £280,000 Freehold

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- Immaculately Presented Home
- Popular SNW Development
- Modern Fitted Kitchen
- Landscaped Rear Garden
- Gas Central Heating
- One Double Bedroom
- Open Plan Living Space
- Stylish Shower Room
- Two Allocated Parking Spaces
- Close To Station And M4 Junction 12

Offered to the market is this immaculately presented one bedroom home, ideally situated within a desirable cul-de-sac on the popular 'SNW' development towards the western side of Tilehurst, approximately four miles from Reading town centre. Conveniently positioned close to woodlands, open countryside, regular bus services, local shops and everyday amenities, the property is also within approximately 1.2 miles of Tilehurst Village and Tilehurst railway station, providing direct links to Reading, London Paddington, Oxford and Didcot. Junction 12 of the M4 Motorway is approximately three miles away, making this an excellent location for commuters.

The accommodation comprises an entrance hall with a built in storage cupboard, leading to a superb open plan living area incorporating a modern fitted kitchen with a range of eye and base level units, complemented by ample work surface space. Stairs rise to the first floor where there is a generous double bedroom with useful eaves storage, together with a contemporary shower room. The property further benefits from UPVC double glazing throughout and gas radiator central heating. Externally, the home enjoys a beautifully landscaped, low maintenance rear garden featuring a decked seating area, artificial lawn and a timber shed with power connected. Gated rear access leads directly to the property's two allocated parking spaces, providing both convenience and security.

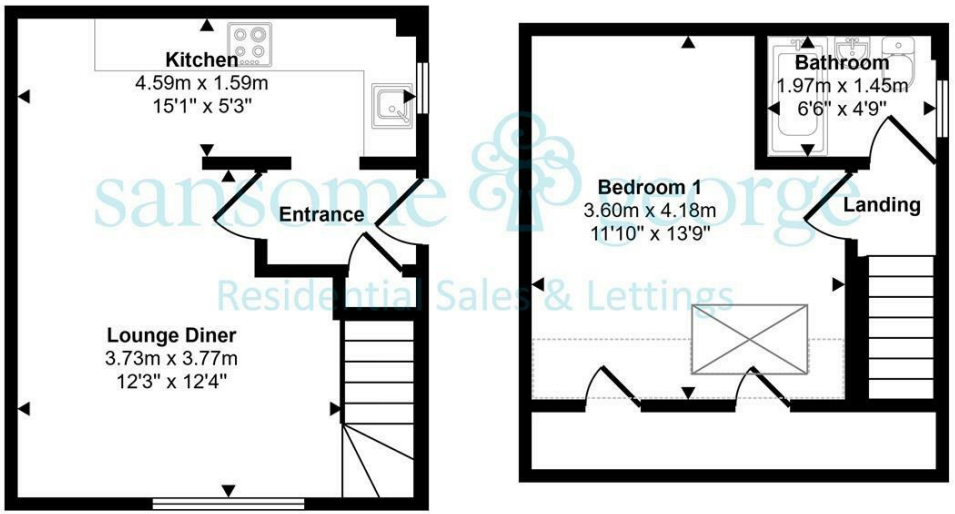
To arrange a viewing appointment or for further information, please contact sole selling agents Sansome & George Tilehurst.

West Berkshire Council Tax Band C.

Purchasers Note:-
Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.

Approx Gross Internal Area
49 sq m / 524 sq ft



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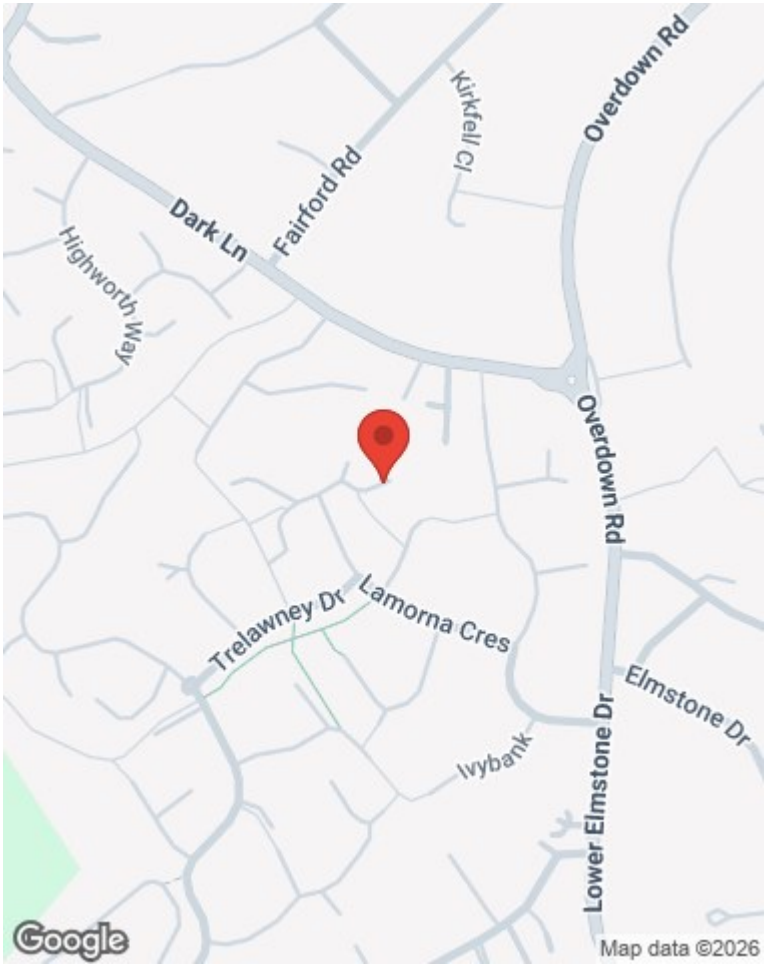
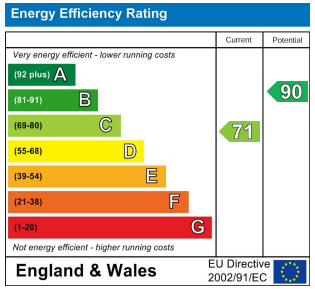
Ground Floor
Approx 25 sq m / 272 sq ft

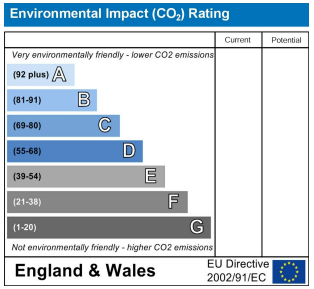
First Floor
Approx 23 sq m / 252 sq ft

Denotes head height below 1.5m

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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