



sansome  george

15 Cranmer Close, Tilehurst, Reading, RG31 6FL
Guide Price £500,000 Freehold

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Residential Sales & Lettings

- Extended Detached Home
- 17' Dual Aspect Living Room
- 17' Kitchen/Breakfast Room
- Southerly Aspect Rear Garden
- Driveway Parking

- Three Bedrooms
- Family Room/Study
- Three Piece Family Bathroom
- Garage
- Cul-De-Sac Location

A well presented & extended three-bedroom detached home, ideally positioned in a sought-after cul-de-sac off Long Lane. This desirable setting offers easy access to miles of open countryside in nearby Sulham, while excellent transport links include frequent bus services to and from Reading town centre and Tilehurst railway station, providing direct routes to central London and Oxford. Local amenities such as Waitrose supermarket, independent shops in Pangbourne village, riverside walks along the Thames.

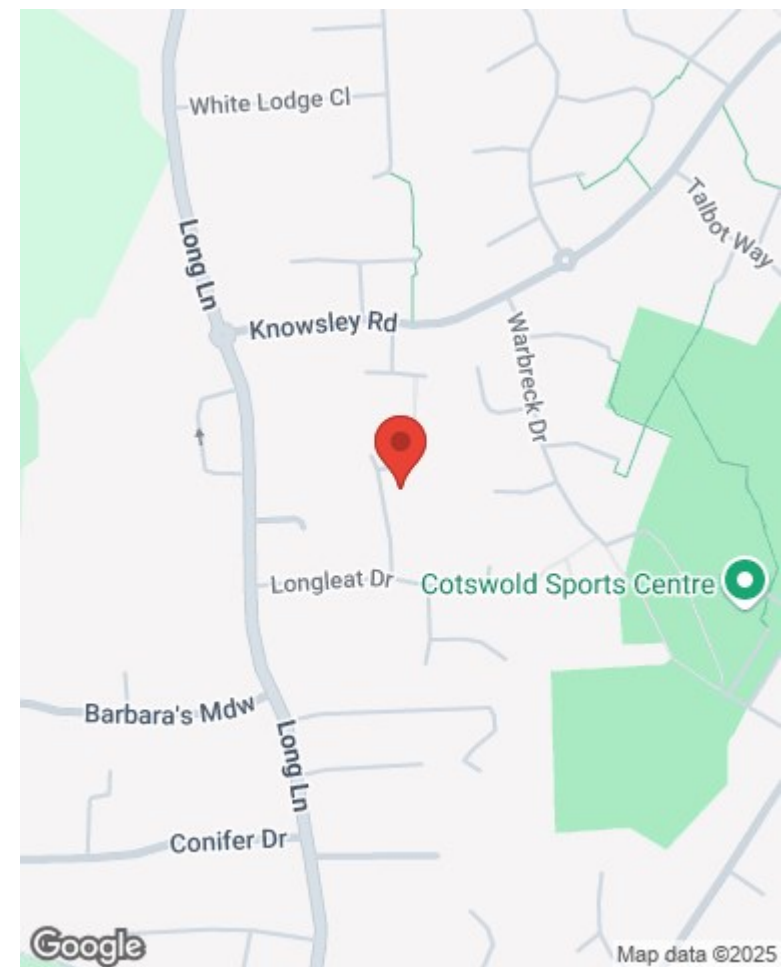
The ground floor accommodation comprises an entrance hall, cloakroom, a bright dual-aspect living room, a hallway with stairs rising to the first floor, a versatile family room/study, a well-appointed kitchen/breakfast room with ample storage and work surfaces, and a separate utility room. Upstairs, the landing provides access to three well-proportioned bedrooms, all served by a three-piece family bathroom with a shower over the bath. Additional features include UPVC double glazing and gas radiator central heating.

Externally, the property benefits from a southerly aspect rear garden, mainly laid to lawn with a full-width patio area, gated side access leading to a small courtyard-style garden with a timber shed and garage access. A further gated side access leads to the front, where the driveway provides off-road parking and access to the garage, which features an electric door.

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

West Berkshire Council - E





Ground Floor
Approx 77 sq m / 826 sq ft

First Floor
Approx 41 sq m / 445 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.

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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