



32 Dunstall Close, Tilehurst, Reading, Berkshire, RG31 5AY
Guide Price £375,000 Freehold

sansome  george
Residential Sales & Lettings

- Well presented Terrace House
- Enclosed landscaped Rear Garden
- Porch, Entrance Hall & Cloakroom
- Versatile 13' Dining Room/Study/Playroom/Bedroom 4
- 3 'well proportioned' Bedrooms
- Driveway Parking for 2 cars
- Cul-de-sac location yards from Tilehurst Village
- 17' x 13' Living Room
- Modern fitted 13' Kitchen
- Fully tiled modern Bathroom

A beautifully presented Mid Terrace House located at the foot of a popular cul-de-sac in the heart of Tilehurst Village hence within yards of a wealth of amenities to include regular Bus Services, Schools and Nurseries, Shops, Cafes, Restaurants and Pubs. Both Reading Town Centre and the M4 Motorway are conveniently approximately 15 minutes commute by car.

The property is approached via an open plan frontage with driveway providing parking for 2 cars and with a covered open Porch over the Front Door. A central Entrance Hall with handy Cloakroom accesses a 13' modern fitted Kitchen, a generous 17' x 13' rear aspect Living Room and a separate versatile 13' Dining Room (also suited for use as a Playroom, Home Office or 4th Bedroom). Stairs from the Hall lead up to the First Floor Landing with doors to 3 well proportioned Bedrooms and a fully tiled Bathroom with white suite including electric Shower over Bath, vanity unit with inset basin and a heated towel rail. To the rear of the property, the Garden is enclosed by wooden panel fencing with a useful access gate to the rear. A paved patio spans the rear of the property with a path continuing past an area of lawn to a further seating area and Summer House/Shed at the bottom of the Garden.

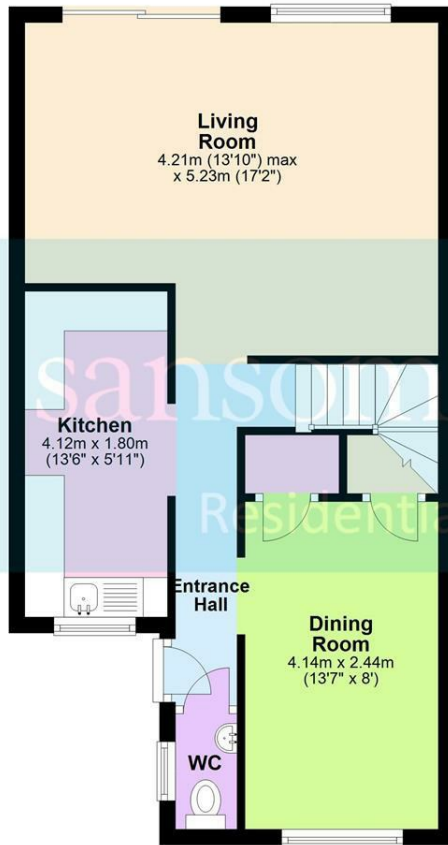
Enhanced by UPVC double glazing and gas fired central heating to radiators, this property must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band D



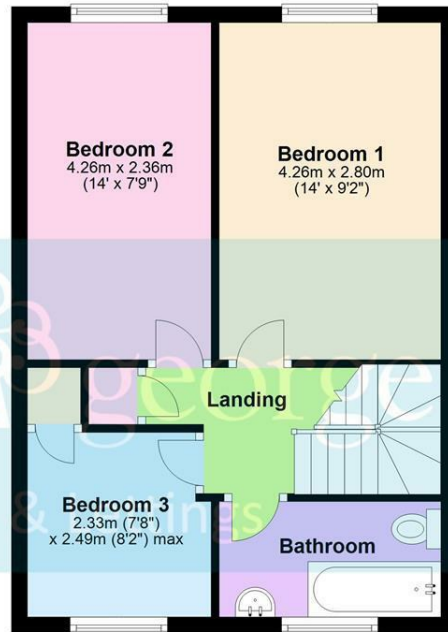
Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)

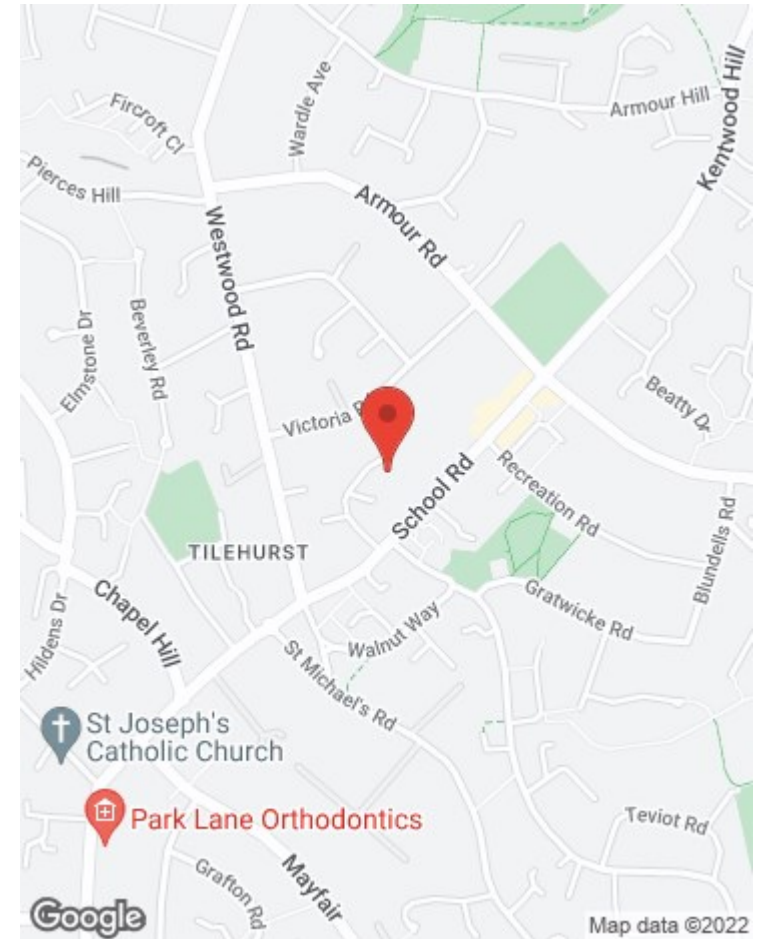


First Floor

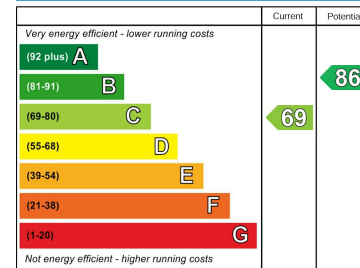
Approx. 39.4 sq. metres (424.4 sq. feet)



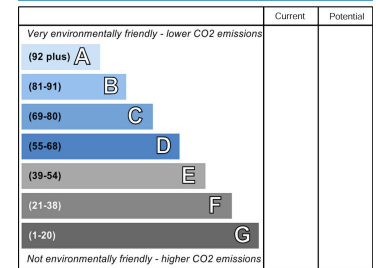
Total area: approx. 87.6 sq. metres (942.9 sq. feet)



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Misrepresentation and Misdescriptions Acts

Sansome & George for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

84 School Road, Tilehurst
Reading RG31 5AW
0118 942 1500
sansome-george.com



