35 Church End Lane, Tilehurst, Reading, Berkshire, RG30 4UP
Guide Price £375,000 Freehold

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- Bay Fronted Semi Detached Home
- Bay Fronted Living Room
- Kitchen
- Three Piece Bathroom
- Driveway Parking
- Three Double Bedrooms
- Dining Room
- Ground Floor WC
- Fully Enclosed Rear Garden
- No Onward Chain

A well presented three bedroom bay fronted semi detached home offered for sale with the advantage of No Onward Chain, situated on a desirable tree lined road. Conveniently located close to a wide range of amenities, the property falls within the catchment for reputable primary and secondary schools. Regular bus services provide easy access to Reading Town Centre (approximately 4 miles) and Tilehurst Village, which is around a 10 minute walk away and offers an excellent selection of shops, supermarkets, cafés, pubs and restaurants. Tilehurst railway station, providing direct services to Reading, London Paddington, Oxford and Birmingham, together with Reading Retail Park and Imperial Way Trading Estate, are all within 1.5 miles. Junction 12 of the M4 and Calcot Retail Park, home to IKEA and Sainsbury's Hypermarket, are both less than 4 miles away.

The accommodation comprises an entrance hall with stairs rising to the first floor, cloakroom, bay fronted living room, dining room, fitted kitchen and a useful lean to/utility area. The first floor offers three double bedrooms, all served by a family bathroom. Further benefits include UPVC double glazing and gas fired central heating.

Externally, the property enjoys an established, fully enclosed rear garden, predominantly laid to lawn with mature shrubs and planted borders together with patio seating areas. Gated side access leads to the front, where there is driveway parking for one vehicle. Please note there is a right of way providing access to the neighbouring garage.

Reading Borough Council - Band D

Important Notice:
Under the Estate Agents (Provision of Information) Regulations 1991, the owner of this property is a relative of an employee of Sansome & George Residential Sales & Lettings Ltd.

For further information or to arrange a viewing, please contact Sansome & George Estate Agents.

Purchasers' Note:
Please note that some photographs within these sales particulars were taken prior to the current tenants taking occupation of the property and 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, features and overall suitability of the property through their own inspection and enquiries.

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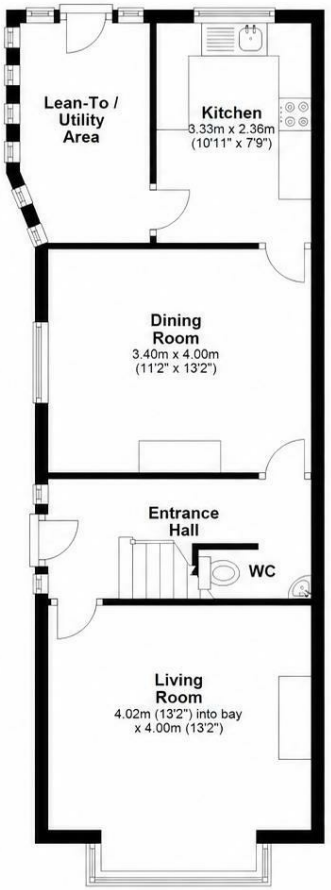
Ground Floor
Approx. 51.0 sq. metres (549.2 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.4 sq. feet)

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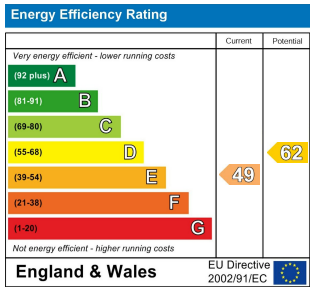
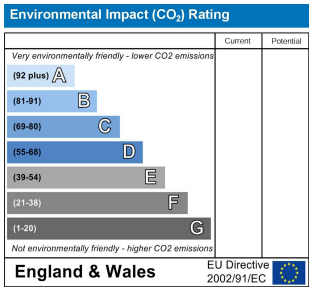
Total area: approx. 95.7 sq. metres (1029.6 sq. feet)





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