



**22 The Knoll, Tilehurst, Reading, RG31 6GW**  
**Guide Price £525,000 Freehold**

- Bryant Built Detached Home In Tilehurst Cul De Sac
- Three Bedrooms Including En Suite To Main
- Modern Kitchen With Integrated Appliances
- Conservatory Overlooking Garden
- Well Presented Throughout

- Close To Countryside Tilehurst Station And M4
- Dual Aspect Living Room With Box Bay Window
- Study Or Family Room
- Driveway Parking And Garage
- Private Rear Garden With Patio



A sought-after Bryant-built detached property, situated in a popular cul-de-sac on the western fringes of Tilehurst, bordering Sulham and within a short walk of open countryside and woodland. Local amenities are close by, including shops, well-regarded primary and secondary schools, and frequent bus services. The property is approximately 1 mile from Tilehurst train station (offering services to Reading main line, Elizabeth line, London Paddington, Oxford and Didcot) and Tilehurst village centre, which provides a wider range of amenities. Reading town centre is approximately 4 miles to the east, while junction 12 of the M4 is easily accessible via the A4 Bath Road, making this an ideal commuter location.

Well presented throughout, this desirable home occupies a tucked-away position at the head of the cul-de-sac and is approached via a driveway providing parking for several vehicles and access to a single garage. A decorative canopied porch leads to the front door, opening into an entrance hall with ground floor cloakroom and staircase to the first floor. From the hall are doors to the kitchen and a separate dual-aspect living room featuring a bay window. The well-appointed rear aspect kitchen is fitted with a comprehensive range of contemporary units and a full complement of integrated appliances. A door leads from the kitchen to a family room/study and conservatory.



To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom comprising a bath with shower over, glazed screen, and heated towel rail. Bedroom one benefits from a contemporary en-suite shower room.

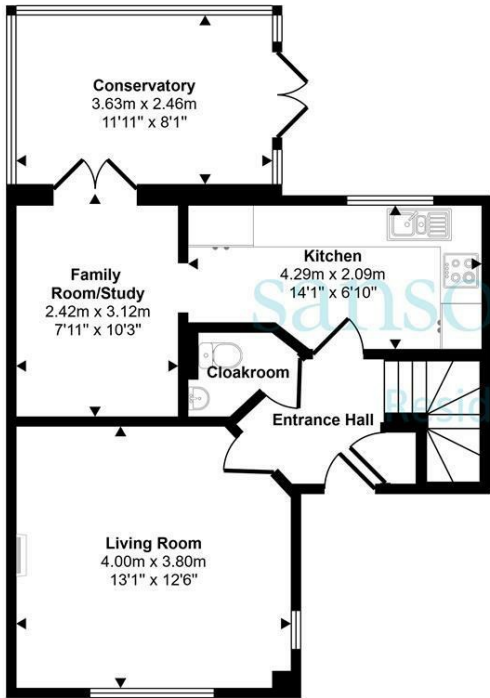
Outside, the rear garden is enclosed by wooden fencing and brick walling, offering a good degree of privacy. It is mainly laid to lawn with established shrubs and planting, and includes a paved seating area and a pathway leading to a courtesy door into the garage. Additional features include double glazing and gas-fired central heating to radiators.

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

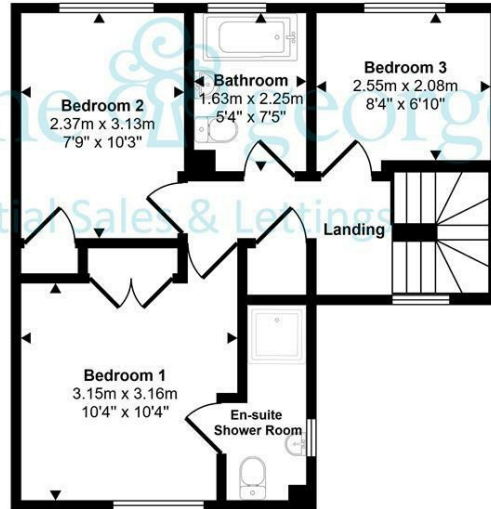
West Berkshire Council Tax - Band E



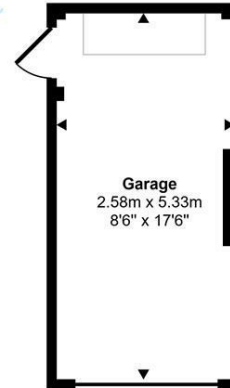
Approx Gross Internal Area  
102 sq m / 1100 sq ft



Ground Floor  
Approx 49 sq m / 526 sq ft

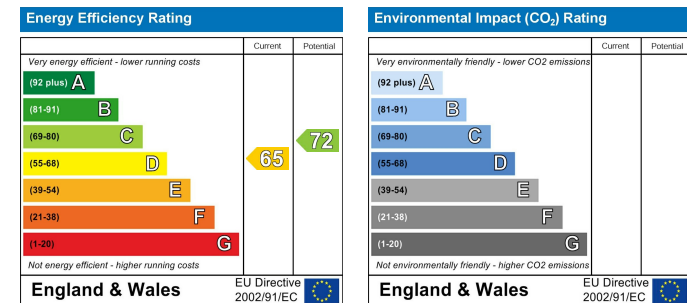
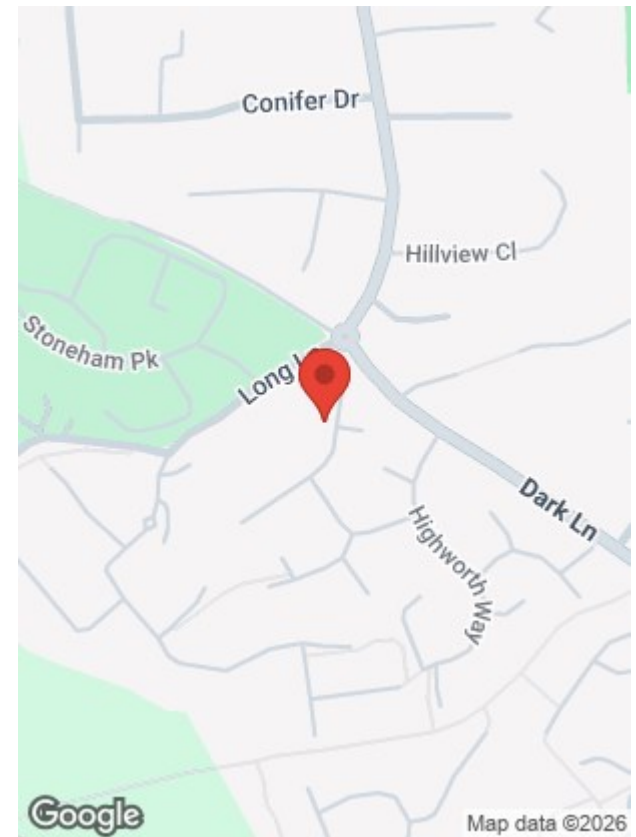


First Floor  
Approx 39 sq m / 425 sq ft



Garage  
Approx 14 sq m / 148 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.



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