



**5 Tree Close, Tilehurst, Reading, RG30 4TG**  
**Guide Price £450,000 Freehold**

**sansome  george**  
Residential Sales & Lettings

- Three Bedroom Detached Home
- Quiet Cul-De-Sac Of Just 5 Properties
- Spacious Lounge/Dining Room
- Garage & Driveway Parking
- Catchment For Good Schools

- Modern Fitted Kitchen
- Short Walk To Tilehurst Village
- Conservatory With Garden Access
- Private Rear Garden With Decking
- Excellent Links To M4 And Reading Centre

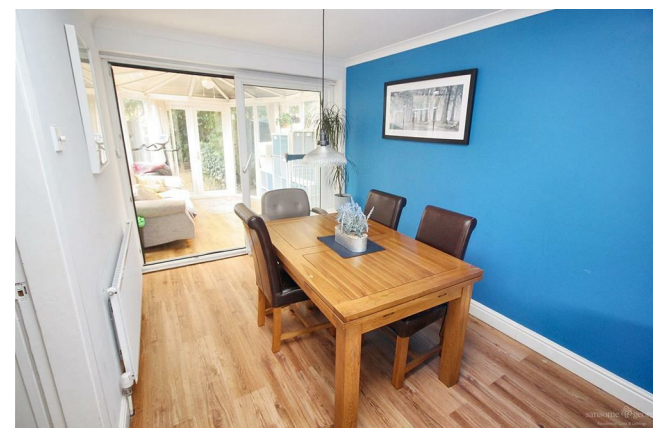
Set within an exclusive and peaceful cul-de-sac of just five properties, this well-presented three-bedroom detached home offers the perfect balance of privacy and convenience. Ideally positioned, it is just a short stroll from the heart of Tilehurst Village, making it perfect for families and commuters alike.

The ground floor features a bright and airy dual-aspect lounge/dining room, providing plenty of space for relaxing and entertaining. This flows naturally into a modern fitted kitchen, equipped with ample work surfaces and storage. At the rear, a generous conservatory offers a versatile extra reception room, ideal as a playroom, home office, or quiet reading spot—with direct access to the garden. Stairs rise to the first floor where you will find three well-proportioned bedrooms, served by a well-maintained family bathroom featuring a white three-piece suite and a shower over the bath. The property further benefits from UPVC double glazing and gas central heating. The fully enclosed rear garden is a standout feature, designed for low maintenance and outdoor living. It is mainly laid to lawn with a patio and a charming part-covered decked seating area, perfect for alfresco dining. There is also a rear courtesy door to the garage and gated side access. To the front, the property offers a private driveway and a garage with an up-and-over door. The location offers excellent convenience with a wide range of local amenities close by, including shops, cafés, supermarkets, green spaces, a post office, and pharmacies, all within easy walking distance.

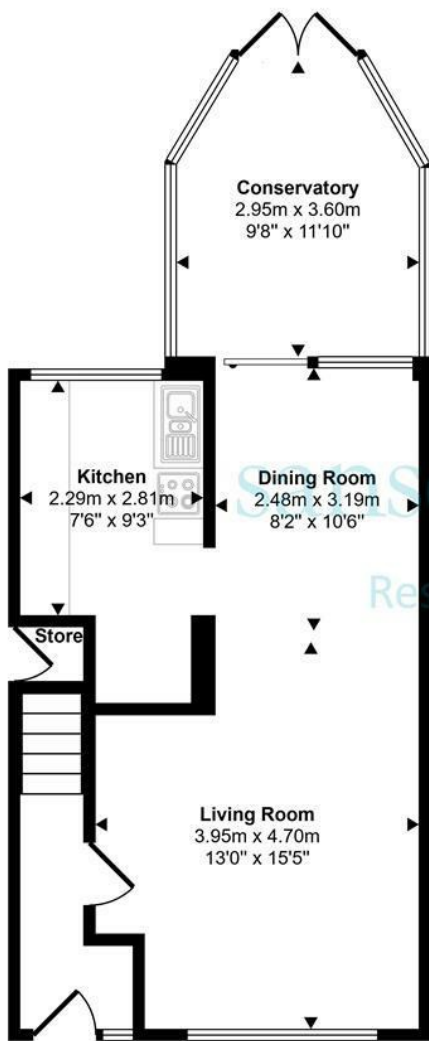
The property is within the catchment for well-regarded primary and secondary schools. For commuters, regular bus services operate nearby providing direct access into Reading town centre (less than 4 miles east), while Junction 12 of the M4 and Calcot Retail Park are just a 15-minute drive away.

Reading Borough Council - Band D

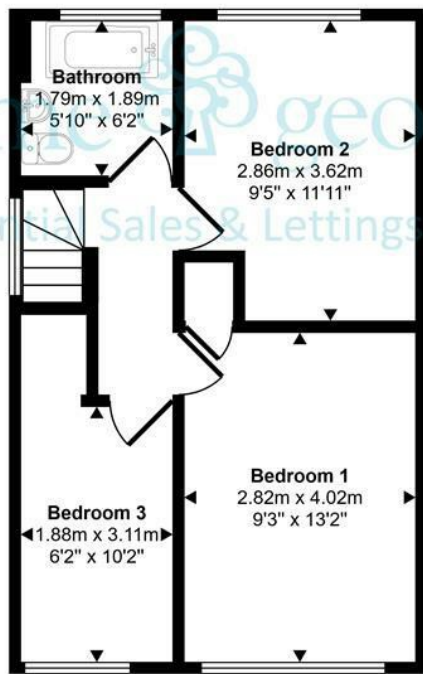
Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest opportunity.



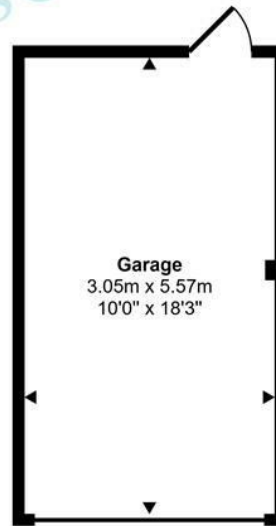
Approx Gross Internal Area  
104 sq m / 1118 sq ft



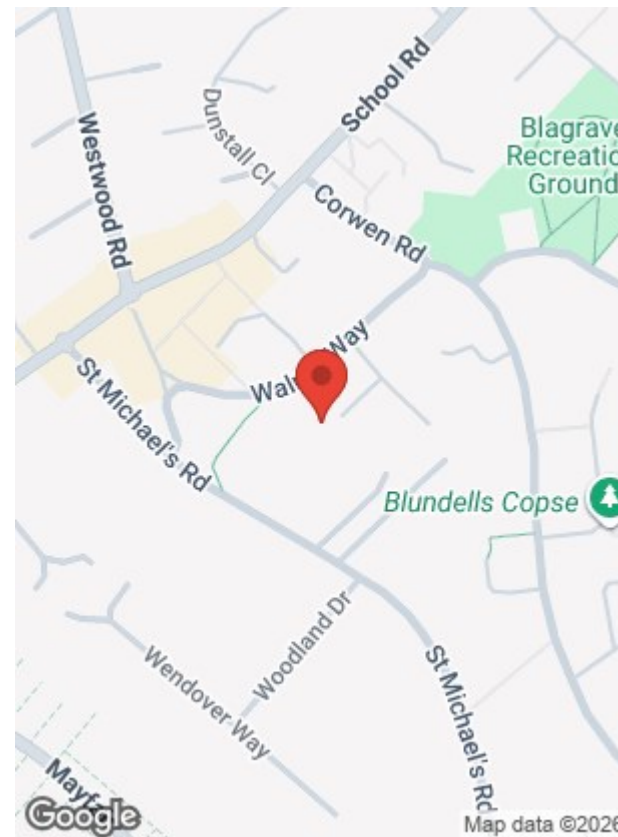
Ground Floor  
Approx 49 sq m / 530 sq ft



First Floor  
Approx 38 sq m / 406 sq ft



Garage  
Approx 17 sq m / 183 sq ft



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		64	72
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

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.

Misrepresentation and Misdescriptions Acts

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