



3 Walmer Close, Tilehurst, Reading, RG30 4HL
Guide Price £415,000 Freehold

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Residential Sales & Lettings

- Semi-Detached House
- Large Dual-Aspect Kitchen
- Downstairs WC
- Modern Family Bathroom
- Potential For Further Development (STPP)
- Flexible Living/ Dining Room
- Conservatory Overlooking The Garden
- 3 Bedrooms
- Detached Single Garage And Driveway
- Gas Central Heating and UPVC Double Glazing

Situated in a peaceful and highly sought-after cul-de-sac, this very well presented three-bedroom semi-detached home offers spacious, modern living with excellent access to local amenities. Just a short distance from Prospect Park, reputable schools, local shops, regular bus services, and the M4 motorway, this property is perfectly positioned for families and commuters alike.

Approached via an open frontage, the home benefits from off-road driveway parking and a separate lawn area. A welcoming entrance hall leads into a bright and airy ground floor, featuring a convenient larger than average WC, a generous dual-aspect kitchen equipped with a large gas range cooker, and a naturally light front aspect living and dining room. The spacious conservatory at the rear offers an additional reception space and connects seamlessly to the garden, ideal for entertaining or family use.

Upstairs, the property comprises three well-proportioned bedrooms, two of which include well-fitted built-in storage and a stylish, modern family bathroom. The layout provides both functionality and comfort, making it ideal for a growing family.

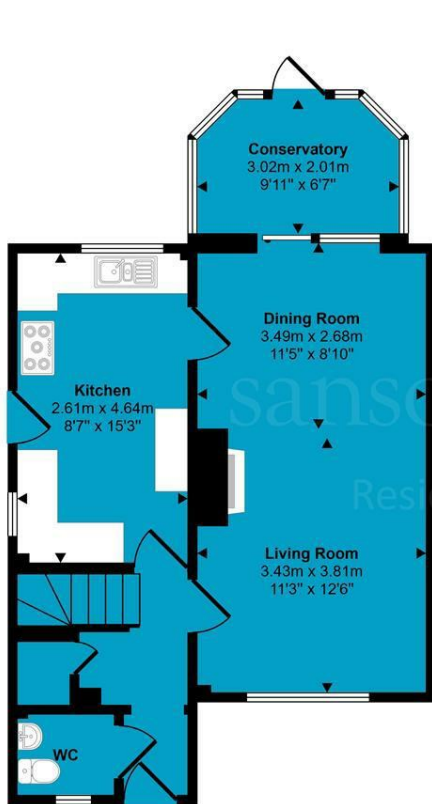
The large and private East-facing rear garden is a standout feature, offering a combination of patio space and a well-maintained lawn. With ample room for personalisation, landscaping, or future extension (subject to planning permission), the garden provides fantastic potential. Additional outdoor benefits include a detached garage and convenient side access to the front of the property.

Further highlights include; recently upgraded gas central heating, UPVC double glazing throughout, ensuring year-round comfort and energy efficiency and access to ultrafast FFTP broadband.

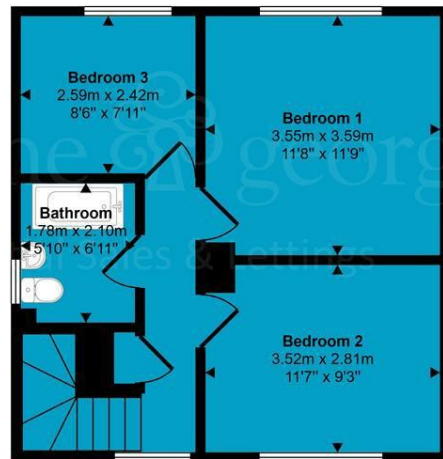
Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax - Reading Borough Council - Band D





Ground Floor
Approx 51 sq m / 548 sq ft

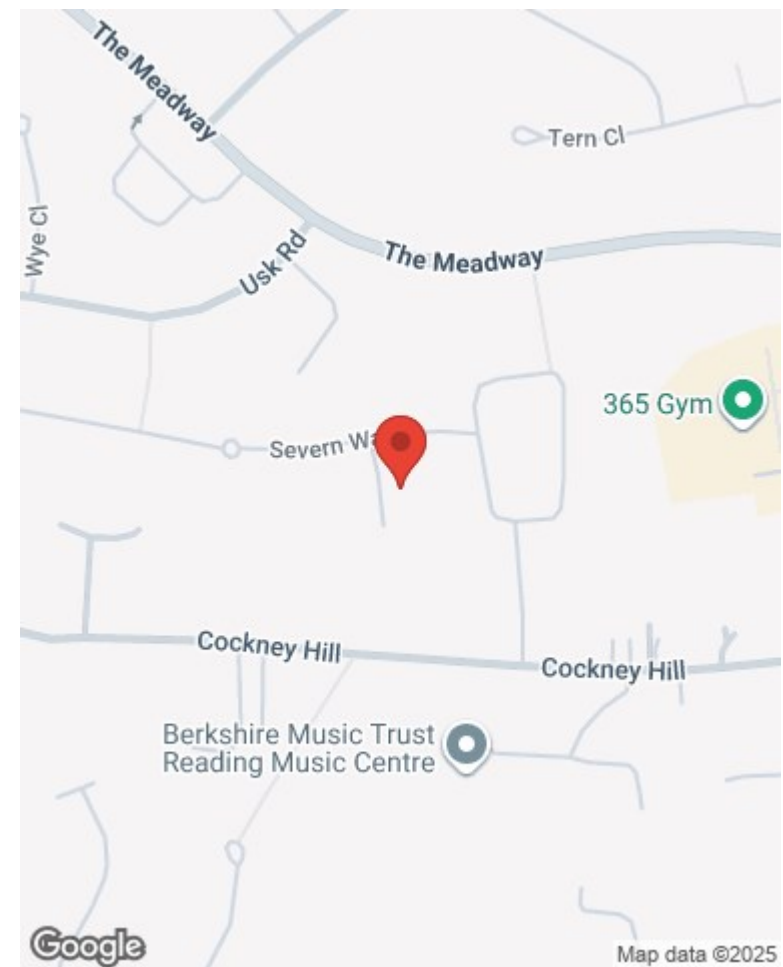


First Floor
Approx 41 sq m / 445 sq ft



Garage
Approx 14 sq m / 154 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.

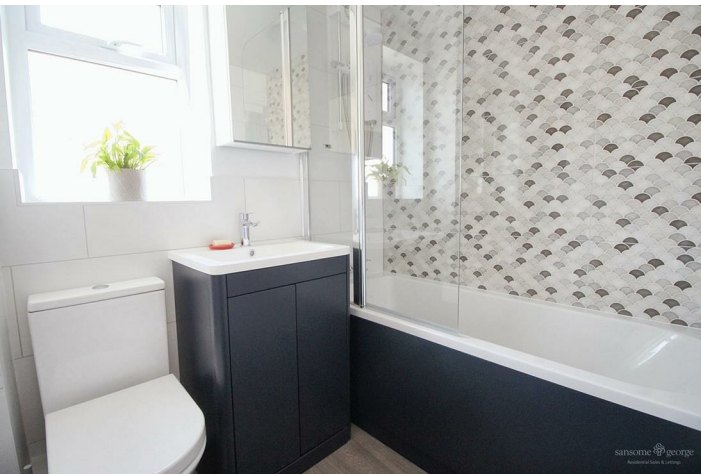


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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	

Misrepresentation and Misdescriptions Acts

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