



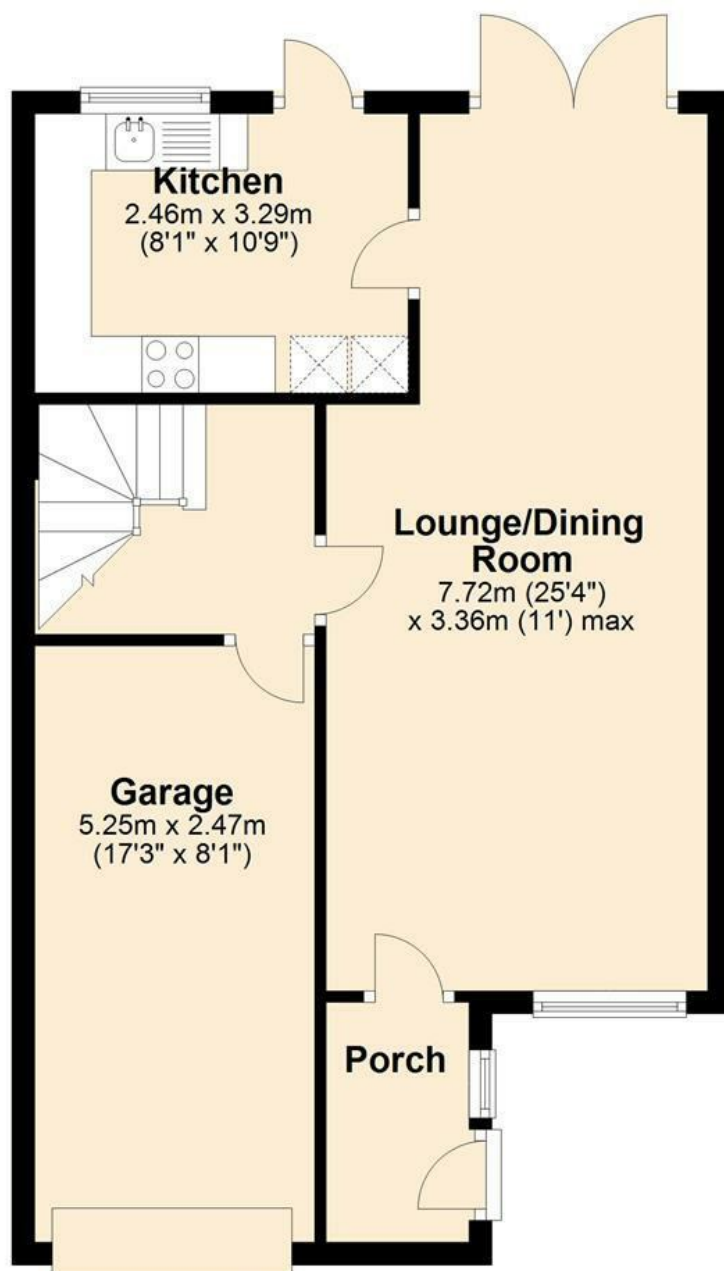
PW.

**4, Five Acre**  
**Tilehurst**  
[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)



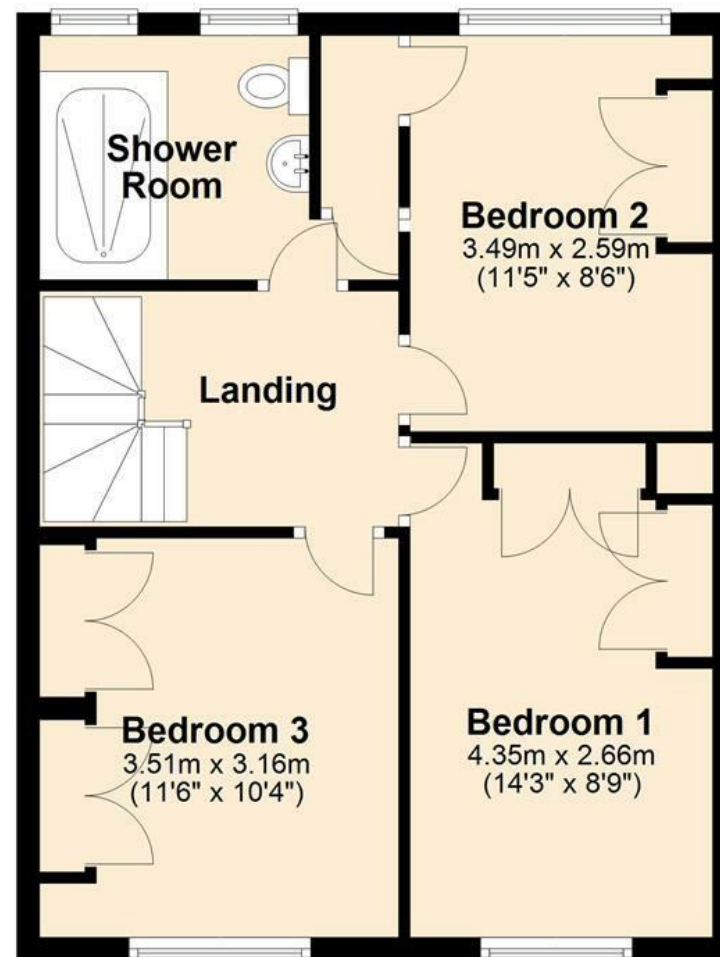
## Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



## First Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 101.2 sq. metres (1089.1 sq. feet)

## 4, Five Acre, Tilehurst, Berkshire, RG31 5WH

£365,000

### Property

Patrick Williams are pleased to be able to offer for the sale this well presented, 3 double bedroom semi-detached house with garage and driveway. The property has been updated by the current owner to include a refitted Kitchen with electric hob with extractor above, built in electric Bosch oven, built in fridge/freezer, dishwasher and washing machine. The kitchen also boasts a good range of work tops and a range of cupboards with a high gloss finish. Upstairs is a refitted large shower room with walk in shower, which has a thermostatically controlled shower and fully tiled walls and floor with underfloor heating. Accommodation comprises entrance hall, 26 ft living room with double doors onto the decking area, updated kitchen with door onto the decking area and a lawn with shrub borders, 2 garden sheds, side access. Upstairs are 3 double bedrooms all with built in wardrobes and bedroom furniture, and a large fully tiled family shower room. Outside the property is open plan front garden with driveway leading to the garage which has an up and over door and door into the house. Other features of note include gas central heating and double glazed windows. Viewing strongly advised, no onward chain.

### Location

Situated on this popular development and within catchment for Birch Copse primary and Little Heath secondary school. There is a children's playground nearby with easy access to the open countryside and lovely walks at Sulham Woods. Hall Place riding stables are a short stroll away. Tilehurst mainline station is a few minutes drive or cycle ride and there is a regular bus service into Reading.

### Directions

Proceed along Park lane from our Tilehurst branch and upon reaching the third mini roundabout, turn left into Chapel Hill proceed to the bottom and turn right and immediately left into the other part of Chapel Hill take the 3rd turning on the right, (just before the riding stables) into Clements mead. Follow the road round taking the 2nd turning on the right into Five Acre, where 4 will be found on the right hand side.







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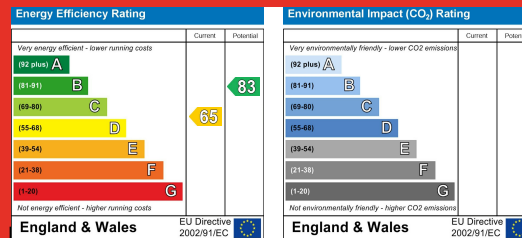
Viewing by appointment only.

**PATRICK WILLIAMS**  
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## Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.