



Long Lane, Tilehurst, Reading, RG31 6YN

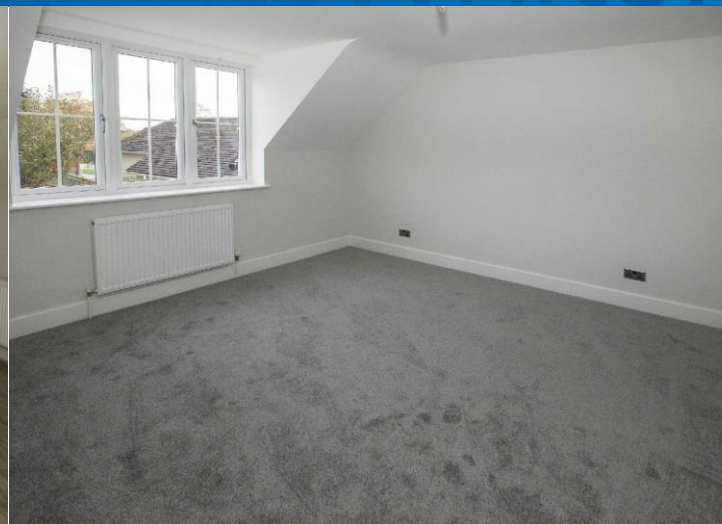
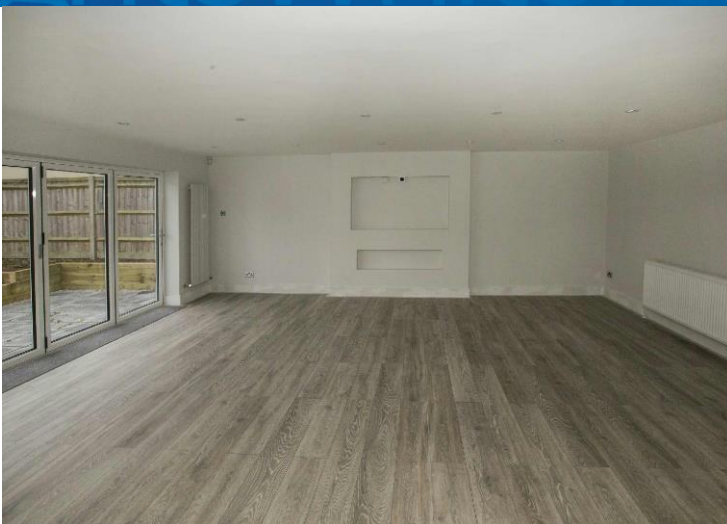
Completely Reading.



£725,000
Freehold

- Contemporary Detached House
- Sought After Location
- 30 x 20ft
Kitchen/Dining/Family Room
- 3/4 Bedrooms
- Family Bathroom with Separate Shower
- Approx. 80ft Rear Garden
- No Onward Chain

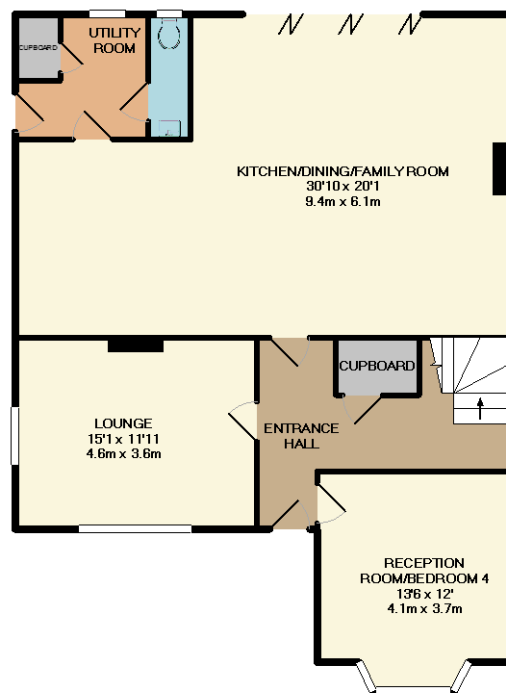
Details



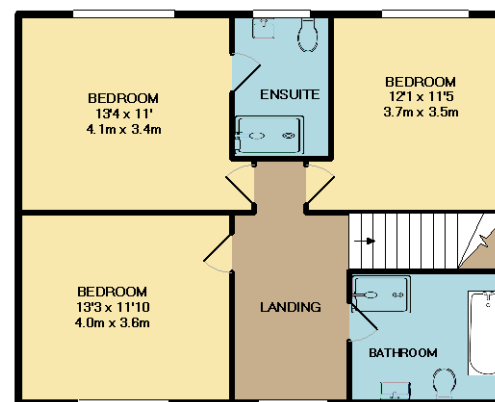
A superbly presented detached house recently extended and refurbished to a high standard. Boasting flexible and spacious accommodation and situated in a much sought after location on the western outskirts of Tilehurst with Sulham, Pangbourne and Purley on Thames close by offering excellent access to open countryside and Mapledurham lock. The accommodation comprises of a magnificent open plan 31ft x 20ft kitchen/dining/family room with bi folding doors to the rear garden, two further reception rooms, utility room, ground floor cloakroom. On the first floor are three bedrooms, master with en suite, family bathroom and landing/study area. The property also benefits from a modern communication system with central heating, sound system and alarm systems all remotely accessed as well as an approximately 80ft landscaped rear garden, detached garage with office at the rear and a driveway providing ample off road parking.



Floor plans



GROUND FLOOR
APPROX. FLOOR
AREA 1092 SQ. FT.
(101.4 SQ. M.)

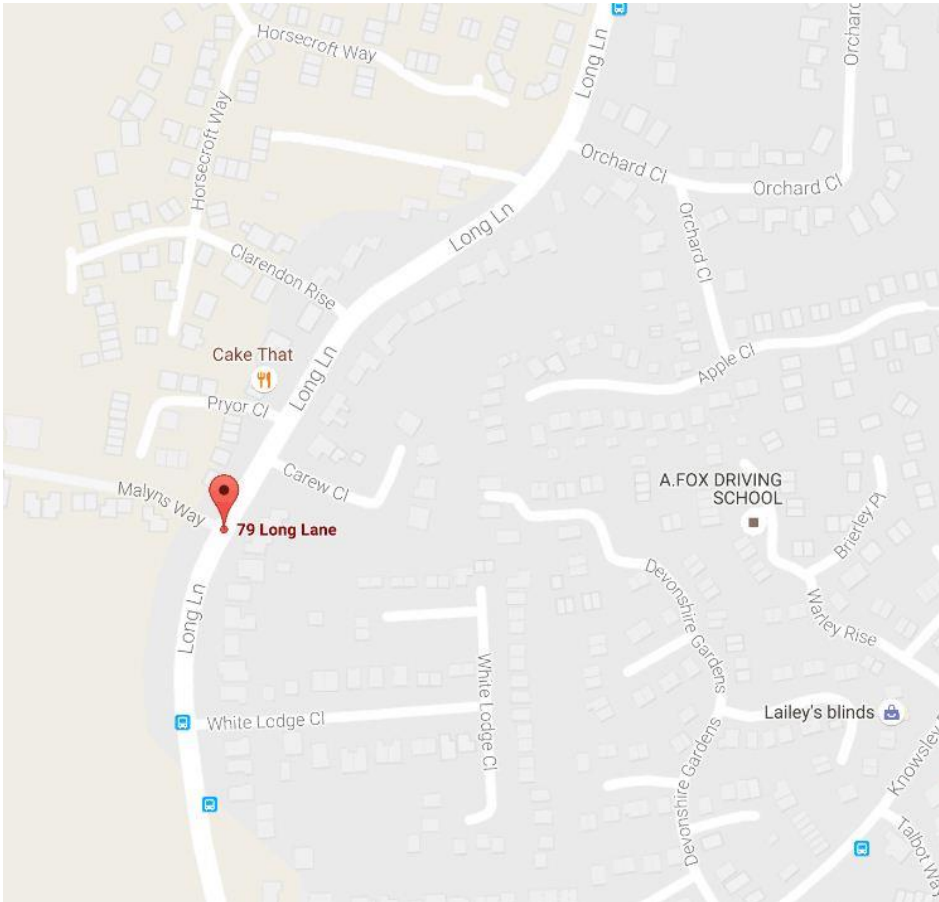


1ST FLOOR
APPROX. FLOOR
AREA 745 SQ. FT.
(69.2 SQ. M.)

LONG LANE, TILEHURST, READING, RG31 6YN
TOTAL APPROX. FLOOR AREA 1837 SQ. FT. (170.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances as shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC TO FOLLOW

Contact

Tilehurst Office

152 Park Lane

Tilehurst RG31 4DU

T: 0118 942 0600

tilehurst@whiteknights.co.uk

Lower Earley Office

0118 931 0011

lowerearley@whiteknights.co.uk

Woodley Office

0118 969 7000

woodley@whiteknights.co.uk

Earley Office

0118 966 8655

earley@whiteknights.co.uk

South & Central Reading Office

0118 986 8888

southreading@whiteknights.co.uk

Spencers Wood Office

0118 988 2011

spencerswood@whiteknights.co.uk

Lettings

0118 935 1004

lettings@whiteknights.co.uk

Property Management

0844 682 2101

propertymanagement@whiteknights.co.uk

The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



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