

PW.

Westwood Row,  
Tilehurst  
Reading  
RG31 6LU

**£575,000**

T2281

Superb individual detached  
17' master bedroom with ensuite  
Guest bedroom with ensuite  
21' dual aspect living room  
Viewing essential





## The property

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An excellent opportunity to purchase this individual, architect designed three bedroom detached home which occupies a pleasant, tucked away location and was constructed for the present owners in 1998. Offering many unique features including an impressive 17' master bedroom suite with French doors to balcony, ensuite bathroom and dressing room, ensuite to guest bedroom, 21' dual aspect living room, separate dining room, fully fitted kitchen with separate breakfast room plus cloakroom. The living room, dining room and breakfast room all have direct access to the beautifully maintained, private and landscaped garden. There is ample driveway parking, garage, double glazing and gas central heating. Westwood Row is a small tucked away Cul De Sac and yet is within just a few minutes walk of bus routes, local shops and schools. Viewing highly recommended.

## Specification

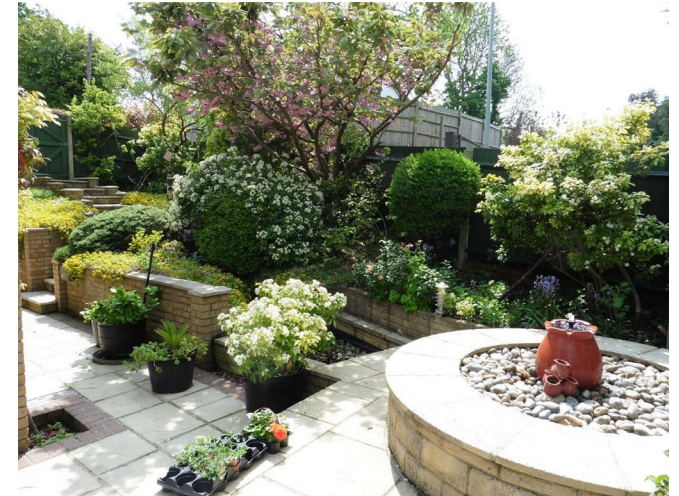
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- Entrance hall
- 21' living room
- Dining room
- Kitchen & breakfast room
- Cloakroom
- Superb master bedroom suite
- Dressing room & ensuite
- Guest bedroom with ensuite
- Lovely garden plot

## Directions

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Proceed along Park Lane and on into the centre of Tilehurst. Turn left into Westwood Road and after some distance, you will approach a crossroads. Turn left into Chepstow Road and then left into Westwood Row where Juniper is found at the very end of the Cul De Sac.



## The property

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### Entrance hall

Radiator, cloaks cupboard, airing cupboard, doors to bedrooms, flight of stairs to lower ground floor.

### Master bedroom

**17'1" x 11'5" (5.20m x 3.48m)**

This room is a real feature: Dual aspect with bay window to side, French doors opening to large balcony, fireplace, radiator, door to:

### Dressing Room

**8'0" x 9'10" (2.45m x 3.00m)**

Window to rear, four single and one double wardrobe, door to:

### En-suite Bathroom

Large four piece suite with corner bath, WC, wash basin, separate shower, heated towel rail.

### Bedroom 2

**12'11 x 9'3 (3.94m x 2.82m)**

Window to side, one double and one single fitted wardrobe, radiator, door to:

### Ensuite bathroom

With corner bath, WC, wash basin and radiator.

### Bedroom 3

**7'10 x 6'9 (2.39m x 2.06m)**

Currently set up as a study.

### Inner Hallway

Lower ground floor inner hallway with doors off to all living rooms.

### Living Room

**21'5 x 13'8 (6.53m x 4.17m)**

Double doors from hallway, dual aspect with twin sets of sliding patio doors opening to garden, radiator, feature French rustic open fireplace with real flame gas fire.

### Dining Room

**9'3" x 11'5" (2.82m x 3.48m)**

Double doors opening from hallway, dual aspect with twin sets of patio doors opening to garden, radiator.

### Kitchen

**10'7" x 11'3" (3.22m x 3.44m)**

Fitted with a comprehensive range of base and eye level units, integrated five burner hob, double oven, plumbing for washing machine and dishwasher, tiled floor, radiator, door to:

### Utility Area

**6'6 x 3'10 (1.98m x 1.17m)**

with space for fridge and freezer, door to side.

### Breakfast Room

**11'5 x 7'5 (3.48m x 2.26m)**

Tiled floor, ample space for table and chairs, radiator, door to garden.

### Cloakroom

With WC, wash basin, tiled floor.

### Outside

The property occupies a beautifully maintained, landscaped garden plot. The rear garden is level, laid to lawn with flower and shrub borders, good size patio area incorporating covered patio. To the side is a terraced garden, beautifully planted with a feature water fall and rockery along with steps leading around the side. To the front is a large driveway.

### Garage

Attached garage, single size, up and over door





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.

Contact Details

For further information, or to arrange a viewing, please contact:

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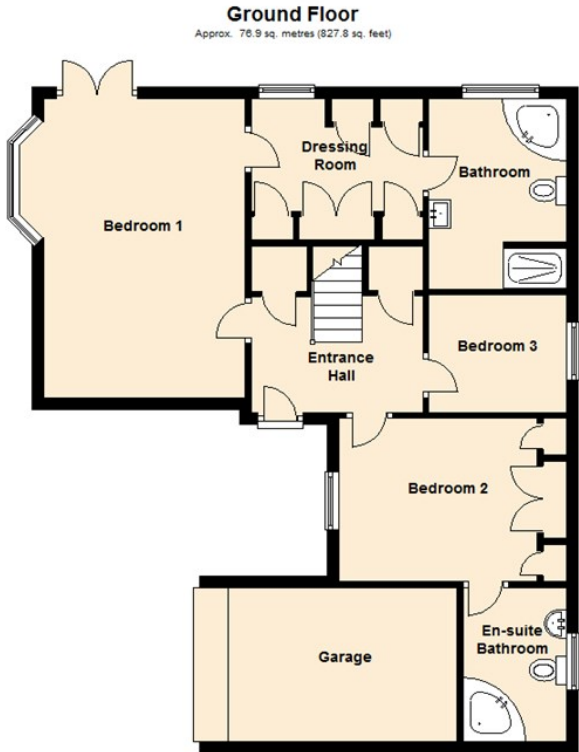
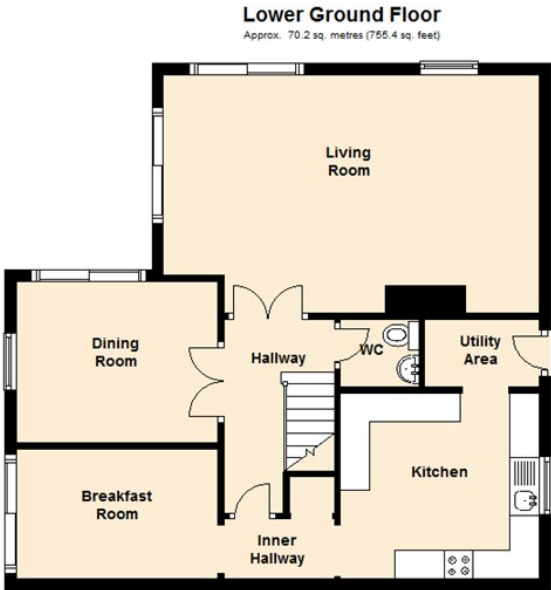


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	70
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	61	67
EU Directive 2002/91/EC		

Floorplans

These floor plans are not to scale and are for information purposes only.



Total area: approx. 147.1 sq. metres (1583.2 sq. feet)