







92 Park Lane, Tilehurst, Reading, Berkshire, RG31 5DT £550,000 Freehold

- 3 RECEPTION ROOMS
- 17' KITCHEN/BREAKFAST ROOM
- 4 BEDROOMS
- GARAGE

- ENTRANCE HALL
- 2 BATHROOM
- GATED SIDE ACCESS
- 120' (APPROX) REAR GARDEN



DESCRIPTION

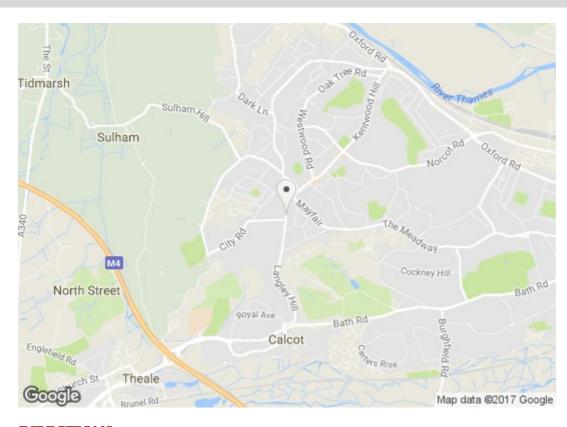
VILLAGE PROPERTIES are pleased to offer this attractive double bay fronted 4 bedroom detached house built circa 1930 situated in a convenient location within a short walk to Tilehurst village centre, Park Lane primary school, the frequent No.17 bus service plus ideal for the commuter with M4 J12 only 1.9 miles away, Tilehurst train station only 1.5 miles and Reading mainline station only 4.6 miles.

The property offers spacious accommodation including, $17' \times 12'$ dining room, $13' \times 11'$ bay fronted lounge, $17' \times 9'$ refitted kitchen/dining room with solid wood worktops, downstairs bathroom, $18' \times 13.5'$ conservatory. On the first floor you'll find a landing, $13' \times 12'$ bay fronted master bedroom, $11' \times 10'$ bedroom 2, $10' \times 8'$ bedroom 3, $11' \times 7'$ bedroom 4 and a family bathroom.

OUTSIDE

Sweeping gravel 'In & Out' driveway plus additional driveway parking along side of house up to garage, part enclosed to front by picket fencing and additional picket fencing to sides with mature bushes & shrubs. Gated side access to rear garden.

To the rear of the property is approx. 100' garden with paved patio area, remainder laid to lawn with mature trees, and specimen bushes and shrubs, all enclosed by timber fencing.



ADDITIONAL INFORMATION

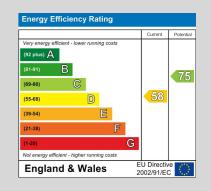
Approx net floor area: 1710 sqft./ 159 sqm

Local Authority: Reading Borough Council Tax Band: E

Approx. Distances: Tilehurst Railway Station: 1.7 Miles M4 motorway (J12): 1.7 Miles

DIRECTIONS

From Village Properties turn right into School Road and continue ahead into Park Lane and the property will be found on the right hand side just past Pegasus Court.











GROUND FLOOR APPROX. FLOOR AREA 1105 SQ.FT. (102.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1710 SQ.FT. (158.8 SQ.M.)
Made with Metropix 02017





















