

PW.

132 St. Michaels Road,
Tilehurst
Reading
RG30 4SE

£475,000

Extended family home
Ample parking/caravan space
En-suite to master bedroom
Superb kitchen/dining room
Sought after location



The property

This impressive three double bedroom family home provides spacious accommodation arranged over three floors and is set in a sought after location within a short walk of Tilehurst village centre. On the ground floor there is a bright and spacious open plan kitchen/dining room with a stylish range of units, utility area, downstairs WC, plus a separate bay fronted living room. On the top floor is a superb loft conversion housing a master bedroom suite with stylish en-suite shower room and on the first floor and two further double bedrooms and a spacious refitted stylish family bathroom. The property benefits from parking to the front and also double gates to the rear provide additional parking which would be ideal for caravan or boat parking etc. Located in one of Tilehursts most sought after areas within just a short walk of Tilehurst village centre and with all amenities close to hand.

Specification

- Extended family home
- Close to Tilehurst centre
- Stylish 19' kitchen/dining room
- Arranged over three floors
- Superb master bedroom with contemporary ensuite
- Two further double bedrooms
- Four piece family bathroom
- Oak flooring and doors
- Parking to both front and rear

Directions

From our Tilehurst branch, proceed along Halls Road and at the end turn right onto The Meadway. At the mini roundabout, turn left onto St Michaels Road where the property is found on the left.



The property

Front door provides access to...

ENTRANCE HALL

With radiator, oak flooring,

LIVING ROOM

12'3 x 11'7 (3.73m x 3.53m)

Front aspect bay window with radiator and oak flooring.

KITCHEN/DINING ROOM

19'8 x 13'2 (5.99m x 4.01m)

A bright and spacious room arranged as well defined kitchen and dining areas. Dining Area with french doors to garden, oak flooring and radiator. Kitchen Area is refitted with a quality range of high gloss units, integrated oven & hob, leading thorough to the utility area of which is the cloakroom with wc.

UTILITY AREA

7'1 x 5'4 (2.16m x 1.63m)

Open plan off the kitchen with sink, matching kitchen units, plumbing for washing machine and dishwasher, rear aspect window.

CLOAKROOM

Modern white, refitted suite.

FIRST FLOOR LANDING

BEDROOM TWO

13'2 x 11'7 (4.01m x 3.53m)

Front aspect bay window, radiator.

BEDROOM THREE

12'3 x 11'7 (3.73m x 3.53m)

Rear aspect, radiator.

FAMILY BATHROOM

Comprising a four-piece modern refitted suite with separate shower cubicle, bath, wash basin and wc,.

TOP FLOOR

MASTER BEDROOM

16'4 x 11'8 (4.98m x 3.56m)

A bright and spacious room with radiator and door through to..

EN-SUITE

Stylish modern three piece suite.

OUTSIDE

To the front of the property there is driveway parking along with side access to the rear. The rear garden is also accessed independently via The Meadway and has double opening gates providing vehicular access, making it ideal for caravan/boat parking.



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	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	

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Floorplans

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



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