

Larissa Close, Tilehurst, Reading, Berkshire. RG31.



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Larissa Close, Tilehurst, Reading, Berkshire.
RG31.

£700,000 Freehold

NO ONWARD CHAIN Arins Property Services are delighted to present this fully refurbished and extended four-bedroom detached home, finished to an exceptional standard and perfect for modern family living.

The impressive open-plan kitchen/breakfast room features a skylight, integrated AEG appliances (with 2-year guarantee), and bi-fold doors opening onto a landscaped private garden. A separate utility room offers additional convenience with side and garage access.

The ground floor includes a bright dual-aspect living room and a stylish downstairs WC. Upstairs are four generous bedrooms, including a master with ensuite, plus a modern family bathroom.

Additional highlights include a newly insulated roof, new double glazing, updated heating system (10-year warranty), landscaped garden, and driveway parking for multiple vehicles.

Exclusive buyer incentives include bespoke cabinetry, a £2,000 appliance contribution, and custom-made curtains and blinds allowing you to personalise your new home with ease. Situated on Larissa Close, the property is within walking distance of Tilehurst village, local parks, top schools, and Tilehurst Train Station, with easy access to the M4 and A4 ideal for families and commuters alike.

- Four Bedroom Detached House
- Extended
- No Onward Chain
- Driveway & Garage
- Two Bathrooms
- Seperate Utility Room

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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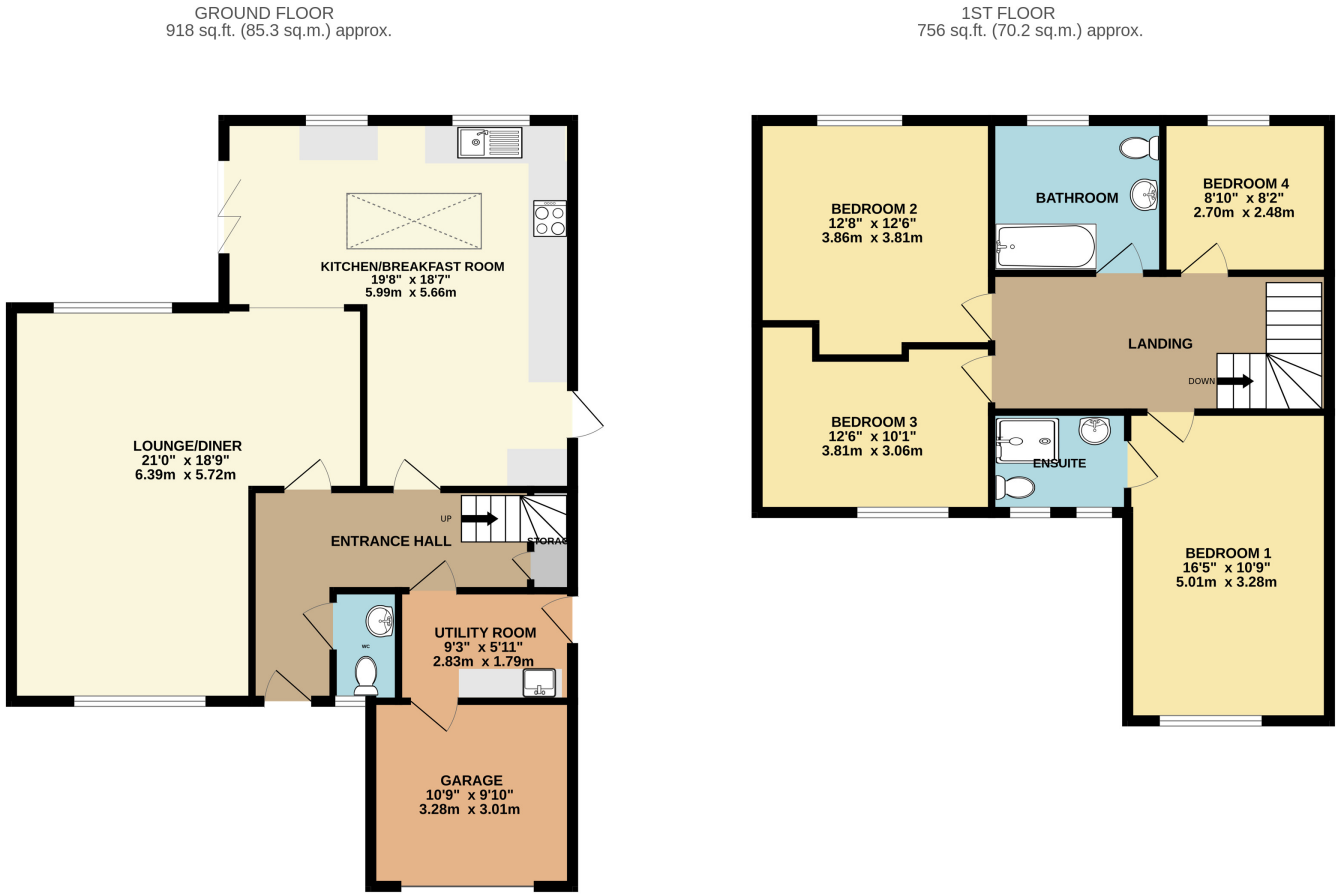


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Council Tax Band

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