



Park Lane, Tilehurst, Reading.

£650,000 Freehold

Arins Property Services - Offered to the market with no onward chain complications and steeped with an abundance of potential, is this heavily extended three bedroom detached bungalow. The property is on the doorstep of Tilehurst village and has excellent access to Tilehurst train station, the 17 and 15 bus routes leading to Reading town centre and junction 12 of the M4 motorway, while being a reasonable distance from various local primary and secondary schools. Further accommodation includes a living room, a large 24ft games room, kitchen, utility, a family bathroom, and conservatory along with bonus loft space, and bonus shower room. Other features include double glazed windows, gas central heating, driveway parking for multiple vehicles, a detached single garage and a large enclosed rear garden.

- Three Double Bedrooms
- Kitchen / Breakfast Room
- 24ft Games Room
- Potential to Extend (STPP)
- Driveway Parking
- No Onward Chain
- Close to Public Transport Links
- Scope for Loft Conversion (STPP)
- Scope for Self Contained Annex (STPP)



Property Description

Ground Floor

Entrance Hall

Single radiator, loft hatch to large loft space, built in storage cupboard.

Living Room

18' 8" x 11' 4" (5.69m x 3.45m) Sliding doors onto driveway, television point, double and single radiator, telephone point.

Kitchen Breakfast Room

12' 5" x 11' 4" (3.78m x 3.45m) Side aspect double glazed window, range of base and eye level units, one and a half bowl with drainer, tiled flooring, single radiator.

Utility

7' 11" x 6' 6" (2.41m x 1.98m) Door into rear garden, tiled flooring, space for white goods, side aspect window.

Games Room

24' 2" x 18' 0" (7.37m x 5.49m) Side aspect double glazed windows, two double radiators, stairs to loft space, doors into conservatory, side door leading onto driveway.

Bedroom One

13' 9" x 11' 5" (4.19m x 3.48m) Front aspect double glazed bay fronted window, side aspect double glazed window, shower pod, double radiator, vinyl flooring, heater, telephone point.

Bedroom Two

11' 11" x 10' 0" (3.63m x 3.05m) Front aspect double glazed bay fronted window, side aspect double glazed window, single radiator, television point, built in wardrobe.

Bedroom Three

11' 4" x 8' 11" (3.45m x 2.72m) Side aspect double glazed window, double radiator, built in storage.

Bathroom

11' 3" x 5' 10" (3.43m x 1.78m) Side aspect double glazed window, enclosed bath with shower, low level wc, wash basin with vanity unit, single radiator, tiled walls and flooring.

Conservatory

13' 10" x 9' 0" (4.22m x 2.74m) French doors into garden, tiled flooring.

First Floor

Bonus Loft Space

16' 0" x 11' 4" (4.88m x 3.45m) Skylight, rear aspect double glazed window, eaves storage.

Bonus Shower Room

7' 5" x 5' 0" (2.26m x 1.52m) Shower, low level wc, wash basin with vanity, extractor fan, heater.

Outside

Driveway

Off road parking provided for multiple vehicles, with separate lawned area, surrounded by mature shrubs.

Garage

20' 2" x 8' 2" (6.15m x 2.49m) Up and over door.

Rear Garden

Large fence enclosed rear garden, good sized lawned area with path leading to summer house and shed at rear, plastic greenhouse.

Council Tax Band

E