

Dark Lane, Tilehurst, Reading, Berkshire. RG31.



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£850,000 Freehold

Presented by Arins Property Services Welcome To Dark Lane:

Homes like this are rarely available on the market. Finished to an exceptional standard throughout, this five-bedroom detached residence offers generous living space, luxurious finishes, and a superb layout perfect for modern family life.

As you enter the property, you're greeted by a spacious porch and welcoming entrance hall. To the right is a versatile study room ideal for remote working or as a children's playroom. To the left, the bright bay-fronted living room offers a cosy yet stylish retreat. The true heart of the home lies at the rear a stunning open-plan kitchen/living/dining area stretching nearly 40 feet wide, complete with bi-folding doors opening directly onto the generously sized private rear garden. This space has been renovated to an exceptional standard, creating the perfect setting for both daily family life and entertaining large gatherings. Off the kitchen, you'll find a separate utility room, a downstairs WC, and integral access to the garage, adding practicality to the luxurious living space. Additional benefit to downstairs is the underfloor heating.

- Five Bedroom Detached Home
- Extended
- Large Rear Garden
- Recently Refurbished
- In and Out Driveway
- Integral Garage
- Seperate Utility Room
- Four Bathrooms

Upstairs, the impressive accommodation continues with five well-proportioned

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

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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second bedroom also benefits from its own en suite and a feature skylight. Bedrooms three and four share a convenient Jack & Jill en suite, while the fifth bedroom has access to the contemporary family bathroom, which, like the rest of the home, has been renovated to a high standard.

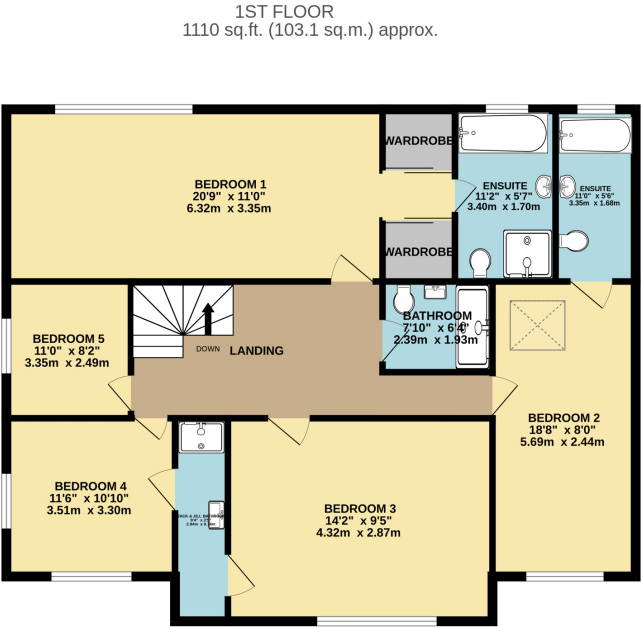
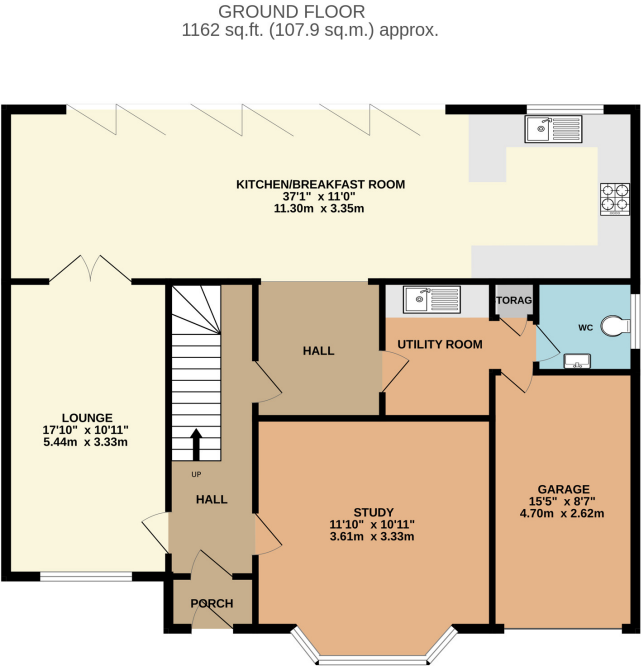
Outside, the home sits on an enviable plot featuring a large in-and-out driveway, offering ample off-road parking perfect for large families or visitors. The extensive rear garden is both wide and long, providing a private and peaceful outdoor space that truly needs to be seen to be fully appreciated.

Located on the highly sought-after Dark Lane in Tilehurst, the property is ideally positioned for families, with excellent local schools nearby including Denefield School, Little Heath School, Downsway Primary, and Westwood Farm. It's also conveniently located on a local bus route, with easy access into Reading town centre. Tilehurst Train Station is within close proximity, offering direct links to Reading Mainline Station. For those who enjoy the outdoors, Cotswold Park and Sulham Woods are within walking distance – ideal for dog walkers and families alike.

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TOTAL FLOOR AREA : 2271 sq.ft. (211.0 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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