



Long Lane, Tilehurst, Reading.

£910,000 Freehold

Arins Tilehurst - Offered to the market is this stunning five double bedroom detached bungalow, situated on a large idyllic plot, at the end of a private road. The property is close to Tilehurst train station, while being within walking distance of Denefield secondary school and Downsway primary school and is close to various local shops and amenities. Further accommodation includes a master bedroom with an en suite, a triple aspect living room, a modern refitted kitchen dining room, a family bathroom and a shower room. Other features include a utility room, driveway parking for multiple vehicles, a detached single garage, a beautiful rear garden that wraps around the house which includes an orchard and a peaceful courtyard, oil fired central heating and double glazed windows throughout, with the added benefit of underfloor heating.

- Five Double Bedrooms
- Ensuite To Master
- Three Bathrooms
- Potential to Extend (STPP)
- Triple Aspect Living Room
- Driveway Parking and Garage
- Refitted Kitchen
- Private Road



GROUND FLOOR  
2008 sq.ft. (186.5 sq.m.) approx.



TOTAL FLOOR AREA: 2008 sq.ft. (186.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Mapbox 2020.

Property Description

Ground Floor

Entrance Hall

Stunning double story glass fronted entrance, two double radiators, laminated wood flooring,.

Living Room

21' 10" x 13' 8" (6.65m x 4.17m) Triple aspect double glazed windows, double glazed French doors leading to decking, feature log burner, telephone point, TV point, two double radiators, laminated wood flooring.

Kitchen

10' 10" x 20' 5" (3.30m x 6.22m) Side aspect double glazed window, breakfast bar, double glazed French doors leading to garden, range of base & eye level units, Hi-Lite Rangemaster oven with built in five point induction hob and extractor hood, built in fridge freezer, built in bins, built in dishwasher, partly tiled walls, laminated wood flooring, downlights.

Dining Room

11' 10" x 17' 10" (3.61m x 5.44m) Side aspect double glazed window, double glazed French doors leading to decking, TV point, laminated wood flooring, two double radiators.

Master Bedroom

9' 1" x 20' 3" (2.77m x 6.17m) Front aspect double glazed window, rear aspect bi-fold doors leading to courtyard, two electric Velux skylights, TV point, downlights, underfloor heating, access to en suite

En Suite

8' 9" x 5' 8" (2.67m x 1.73m) Rear aspect double glazed window, low level WC, wash basin, shower cubicle, tiled floor and walls, shaving point, underfloor heating, two heated towel rails, extractor fan.

Bedroom Two

12' 6" x 12' 8" (3.81m x 3.86m) Side aspect double glazed window, double glazed door leading to decking, TV point, single radiator, downlights.

Bedroom Three

8' 9" x 11' 5" (2.67m x 3.48m) Front aspect double glazed window, electric Velux skylight, underfloor heating, laminated wood flooring.

Office / Bedroom Four

12' 5" x 9' 5" (3.78m x 2.87m) Side aspect double glazed window, single radiator, downlights, built in wardrobe.

Bedroom Five

9' 6" x 9' 9" (2.90m x 2.97m) Front aspect double glazed windows, downlights, single radiator.

Family Bathroom

6' 4" x 8' 2" (1.93m x 2.49m) Low level WC, pedestal wash basin, panel enclosed bath with shower, heated towel rail, downlights, partly tiled walls, extractor fan, two sun tunnels.

Shower Room

8' 9" x 11' 5" (2.67m x 3.48m) Front aspect double glazed window,

low level WC, pedestal wash basin, shower cubicle, partly tiled walls, heated towel rail, laminated wood flooring.

Utility Room

9' 10" x 8' 3" (3.00m x 2.51m) Rear aspect double glazed window, double glazed door leading to courtyard, boiler cupboard, base units with space for white goods.

Outside

Parking

Driveway parking for multiple vehicles.

Garage

11' 9" x 19' 10" (3.58m x 6.05m) Roll up electric garage door, side aspect double glazed window, rear aspect double glazed window, side door leading to garden, loft space, power. Designed and built with a conversion in the future in mind.

Garden

Beautiful rear garden that wraps around the rear and side of the house