



Armour Hill, Tilehurst, Reading, Berkshire. RG31.

£850,000 Freehold

A highly individual Edwardian detached family home, ideally located close to the station, set on a generous plot with a bar room, above-ground swimming pool, and large shed. The property offers a detached garage and driveway parking for several vehicles, and is presented in a modern style while retaining character features, including a wood-burning stove and bay-fronted living room. Accommodation includes a separate dining room, luxury kitchen/breakfast room with utility, four double bedrooms with an en suite to the master, plus a family bathroom and additional shower room.

- Detached Edwardian Villa
- Four Double Bedrooms
- Luxury En Suite Shower Room
- Two Further Bath/Shower Rooms
- Living Room with Wood Stove & Corner Bay
- Dining Room
- Kitchen / Breakfast Room
- Utility Room
- Garden Bar Room
- Large Detached Garage



Approximate total area⁽¹⁾
1842 ft²
Balconies and terraces
154 ft²
Reduced headroom
122 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property Description

Ground Floor

Entrance Hall

15' 6" x 7' 2" (4.72m x 2.18m)

Living Room

16' 10" x 12' 0" (5.13m x 3.66m)

Dining Room

13' 9" x 11' 10" (4.19m x 3.61m)

Kitchen/Breakfast Room

15' 2" x 12' 1" (4.62m x 3.68m)

Utility Room

10' 2" x 9' 3" (3.10m x 2.82m)

Bedroom Two

11' 9" x 11' 8" (3.58m x 3.56m)

Bathroom

Bedroom Four

11' 11" x 9' 11" (3.63m x 3.02m) 11' 11" x 9' 11" (3.63m x 3.02m)

Shower Room

First Floor

Master Bedroom

13' 2" x 11' 1" (4.01m x 3.38m)

Luxury En Suite Shower Room

Bedroom Three

19' 5" x 10' 7" (5.92m x 3.23m)

Outside

Front Garden

Well screened by mature hedging/trees with driveway providing parking for several vehicles and access to large Detached Garage.

Rear Garden

Spacious established garden with Bar Room, above ground swimming pool and further large garden shed/store.

Council Tax Band

F

