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Dark Lane, Tilehurst, Reading.

£750,000 Freehold

Offered to the market is this very well presented five bedroom detached family home. The property is situated a short distance from Sulham woods, within walking distance to Little Heath and Denefield secondary schools, while having excellent access to Tilehurst train station and various local amenities. Further accommodation includes a lounge, family room, downstairs wc, open plan kitchen diner, utility, two ensuites, and a separate family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple cars, a double length garage, and an enclosed rear garden with an outbuilding at the rear.

- Five Bedrooms
- Kitchen / Dining Room
- Downstairs WC
- Two Ensuite Bathrooms
- Double Length Garage
- Driveway Parking
- Outbuilding
- Enclosed Rear Garden



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GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.

KITCHENIDINING ROOM
173" x 161"
5.26m x 4.90m

GARAGE
119" x 33'11"
3.58m x 10.34m

UTILITY ROOM
76" x 68"
2.29m x 2.03m

LOUNGE
10'10" x 194"
3.31m x 5.89m

1ST FLOOR
1090 sq.ft. (101.2 sq.m.) approx.

BEDROOM 2
145" x 12"4
4.40m x 3.76m

BEDROOM 5
110" x 95"
3.36m x 2.90m

BEDROOM 4
11"1" x 87"
3.53m x 2.92m

BEDROOM 3
13"3" x 115"
4.03m x 3.48m

BEDROOM 3
13"3" x 115"
3.63m x 2.92m

TOTAL FLOOR AREA: 2209 sq.ft. (205.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guarante as to their operability or efficiency can be given.

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Property Description

Ground Floor

Entrance Hall

Amtico flooring, wall mounted radiator, stairs leading to first floor.

Lounge

Study

19' 4" x 10' 10" (5.89m x 3.30m) Amtico flooring, TV point, front aspect double glazed window, double radiator, log burner, sliding doors into rear garden.

11' 5" x 10' 5" (3.48m x 3.17m) Amtico flooring, low level w/c, pedestal wash basin,

extractor fan. Downstairs W/C

 6° 11" x 2' 9" (2.11m x 0.84m) Amtico flooring, low level w/c, pedestal wash basin, extractor fan.

Kitchen Diner

17' 3" \times 16' 1" (5.26m \times 4.90m) Two rear aspect double glazed windows, tiled flooring, downlights, range of base and eye level units, wall mounted radiator, one and a half sink with drainer, French doors into garden, integral dishwasher, large gas oven with extractor hood, underfloor heating.

Utility

7' 6" x 6' 8" (2.29m x 2.03m) Vinyl flooring, base and eye level units.

Double Length Garage

Electric door, rear aspect double glazed window, power and lighting.

First Floor

Landing

 $\label{eq:composition} \mbox{Access to all first floor rooms, side aspect double glazed window, loft hatch.}$

Bedroom One

15' 7" \times 11' 7" (4.75m \times 3.53m) Front aspect double glazed window, laminate wood flooring, downlights, double radiator, TV point.

Walk In Wardrobe

7' 5" x 5' 2" (2.26m x 1.57m) Heated towel rail, downlights.

Ensuite

11' 11" x 10' 0" (3.63m x 3.05m) Rear aspect double glazed window, two heated towel rails, downlights, separate double shower, enclosed bath, low level w/c with hidden cistern, two wash basins with vanity unit.

Bedroom Two

14' $5\text{''} \times 12\text{'} 4\text{''}$ (4.39m \times 3.76m) Two rear aspect double glazed windows, built in wardrobes, double radiator.

Bedroom Three

13' 3" \times 11' 5" (4.04m \times 3.48m) Front aspect double glazed window, double radiator, built in wardrobe, TV point, access to ensuite.

Ensuite

Amtico flooring, heated towel rail, shower cubicle, pedestal wash basin, low level w/c, extractor fan, partly tiled walls.

Bedroom Four

11' 11" x 9' 7" (3.63m x 2.92m) Three front aspect double glazed windows, double radiator, built in wardrobes.

Bedroom Five

11' 0" x 9' 6" (3.35m x 2.90m) Rear aspect double glazed window, double radiator.

Family Bathroom

8' 11" \times 6' 0" (2.72m \times 1.83m) Enclosed bath with shower, amtico flooring, extractor fan, heated towel rail, low level w/c with hidden cistern, wash basin with vanity unit.

Outside

Front Garden

Driveway parking for multiple cars, separate lawn area with maintained bush providing privacy.

Rear Garden

Well maintained fence enclosed rear garden, patio area with steps leading to large lawn with pond, sandpit and vegetable patch, steps leading to another tier with lawn, patio, vegetable patch and good sized outbuilding.

Outbuilding

Lighting and power providing great opportunity to use as an office/studio.

Council Tax Band