



Dark Lane, Tilehurst, Reading.

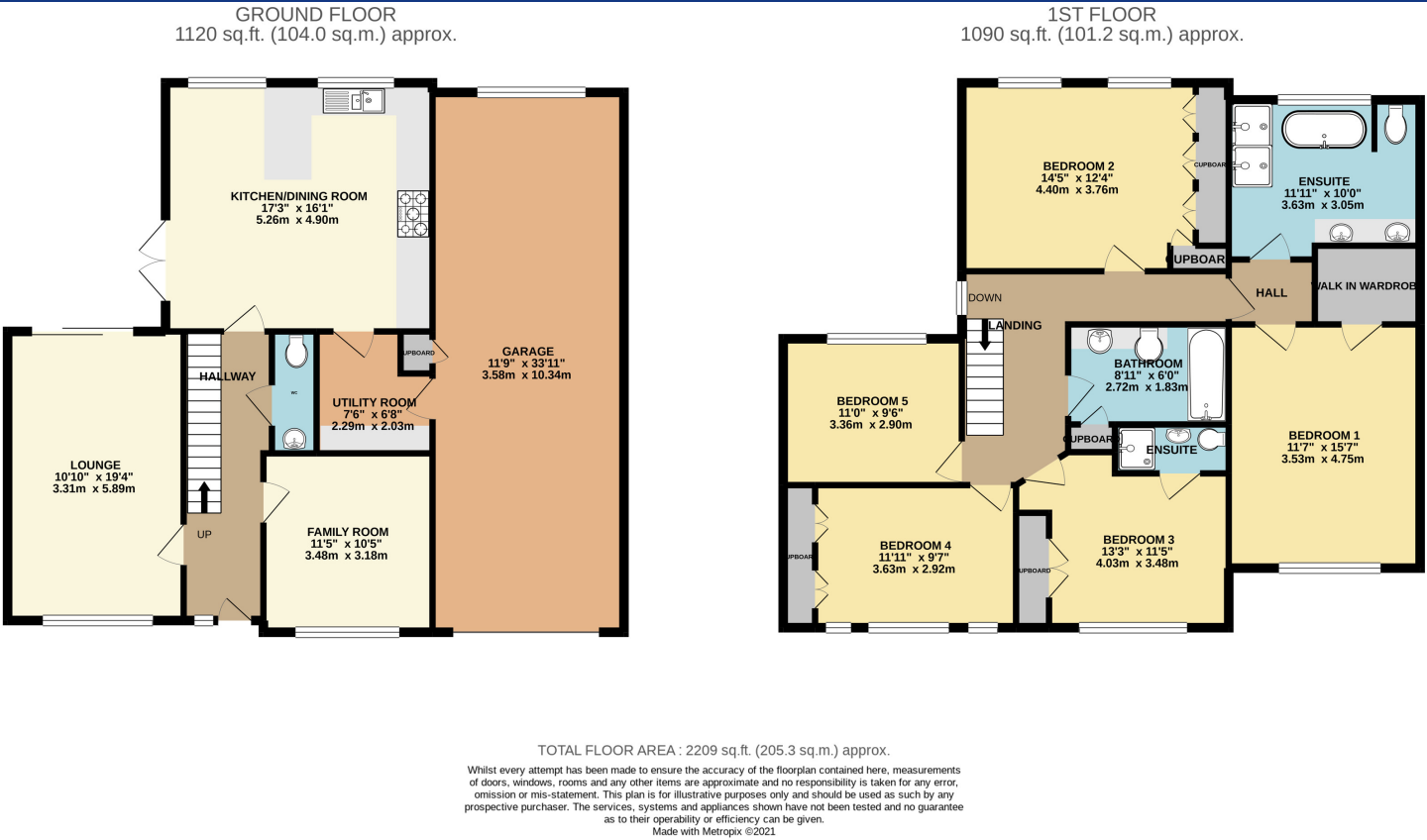
£750,000 Freehold

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 Deneffield 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







Property Description

Ground Floor

Entrance Hall

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

Lounge

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.

Study

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" x 16' 1" (5.26m x 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

Access to all first floor rooms, side aspect double glazed window, loft hatch.

Bedroom One

15' 7" x 11' 7" (4.75m x 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" x 12' 4" (4.39m x 3.76m) Two rear aspect double glazed windows, built in wardrobes, double radiator.

Bedroom Three

13' 3" x 11' 5" (4.04m x 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" x 6' 0" (2.72m x 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