

63 Park Lane, Tilehurst, Reading, Berkshire. RG31 5DP.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



Park Lane, Tilehurst, Reading.

£550,000 Freehold

Coming to the market for the first time in 55 years, this much-loved and versatile home offers exceptional flexibility for a variety of buyers. Ideally located close to Reading town centre, Calcot Retail Park, and Tilehurst train station, the property provides easy access to local amenities, reputable schools, and transport links. The spacious accommodation includes three double bedrooms, a bright living room, kitchen/dining room with utility area, family bathroom, and an impressive 24' reception room, originally designed as a games room but perfect for a range of uses. A conservatory overlooks the generous 100ft rear garden, while the loft area provides additional space with a shower room and potential for future adaptation. Externally, there is ample driveway parking, a garage, and a well-maintained front and rear garden. Offered with no onward chain, this unique property represents an exciting opportunity to create a wonderful family home in a peaceful and well-connected location.

- Approx. 100 ft rear garden with dual gated side access
- Ample Driveway Parking
- Three Double Bedrooms
- 18' Living Room/24' Additional Reception
- Kitchen/Breakfast Room & Utility Room
- Ideally located for public transport links
- Access to reputable schools, village shops, doctors & other services
- Extended Detached Bungalow with NO ONWARD CHAIN
- Viewing Essential to Fully Appreciate this Property's Potential
- Potential for reconfiguration and/or loft conversion & further extension (STPP)

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.

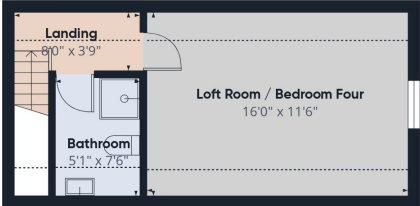
Please
recycle
me



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



Floor 0



Floor 1

Approximate total area⁽¹⁾
1676 ft²
Reduced headroom
86 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.

GIRAFFE360

Property Description

Ground Floor

Hallway

20' 3" x 3' 10" (6.17m x 1.17m)

Bedroom One

13' 1" x 11' 4" (3.99m x 3.45m)

Bedroom Two

11' 2" x 11' 5" (3.40m x 3.48m)

Bedroom Three

9' 0" x 11' 4" (2.74m x 3.45m)

Living Room

11' 3" x 18' 1" (3.43m x 5.51m)