



The Sadlers, Tilehurst, Reading.

£750,000

Offered to the market is this well presented four bedroom detached family home, tucked away at the end of a close. The property is close to a bus route which leads to Reading town centre, is a reasonable distance from Tilehurst train station and Tilehurst village, while having good access to various local amenities. Further accommodation includes a kitchen/lounge/diner, two reception rooms, a downstairs WC, an en-suite to the master, a refitted family bathroom and a utility room. Other features include driveway parking, a beautiful private garden, an outbuilding currently being used for a gym, gas central heating and double glazed windows throughout.

- Four Bedrooms
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- En-suite to Master Bedroom
- Downstairs W/C
- Utility Room
- Driveway Parking
- Outbuilding



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Property Description

Ground Floor

Entrance Hall

Offers access to the lounge, dining room, kitchen diner and the downstairs WC. Hard wood flooring, single radiator.

Kitchen/Lounge/Dining Room

25' 07" x 15' 10" (7.80m x 4.83m) Three front aspect double glazed windows, bifold doors leading to rear garden, log burner, TV point. Range of base & eye level units, built in dish washer, space for fridge freezer, built in microwave, two built in ovens, island with gas hob, single bowl with draining board, partly tiled walls, loft hatch, downlights.

Lounge

12' 6" x 16' 10" (3.81m x 5.13m) Two rear aspect double glazed windows, front aspect double glazed window, TV point, telephone point, single radiator, double radiator.

Dining Room

11' 6" x 7' 8" (3.51m x 2.34m) Two front aspect double glazed windows, single radiator.

Downstairs WC

3' 0" x 5' 1" (0.91m x 1.55m) Low level WC, wash basin, tiled walls, hard wood floor, heated towel rail, extractor fan.

Utility

6' 3" x 5' 10" (1.91m x 1.78m) Rear aspect double glazed window, range of base & eye level units, single bowl with draining board, space for washing machine, space for dryer.

First Floor

Landing

Rear aspect double glazed window, offers access to all bedrooms and the bathroom, loft hatch, airing cupboard, single radiator.

Master Bedroom

11' 4" x 11' 0" (3.45m x 3.35m) Rear aspect double glazed window, built in wardrobe, access to en-suite, single radiator.

En-Suite

7' 6" x 5' 4" (2.29m x 1.63m) Front aspect double glazed window, low level WC, shower cubicle, wash basin, tiled floor, tiled walls, heated towel rail, shaving point, downlights.

Bedroom Two

09' 6" x 8' 6" (2.90m x 2.59m) Rear aspect double glazed window, single radiator, built in wardrobe.

Bedroom Three

9' 7" x 10' 4" (2.92m x 3.15m) Front aspect double glazed window, two built in wardrobes, single radiator.

Bedroom Four

9' 5" x 6' 1" (2.87m x 1.85m) Front aspect double glazed window, built in wardrobe, single radiator.

Family Bathroom

6' 7" x 5' 6" (2.01m x 1.68m) Front aspect double glazed window, low level WC, panel enclosed bath, wash basin with vanity unit, eye level storage units, downlights, single radiator.

Outside

Outbuilding

9' 4" x 14' 4" (2.84m x 4.37m) Currently used as gym, bifold doors.

Parking

Large driveway for multiple vehicles.

Garden

Beautiful, private fence enclosed rear garden. There is a raised decking area as you leave the lounge/kitchen diner, that leads down onto a separate lawn area, which also leads down to a second decking area. There is two outbuildings, one currently being used as a gym and the other for storage. There is a third area of decking to the side of the house which is perfect for a BBQ or gathering area.

Council Tax Band

F