

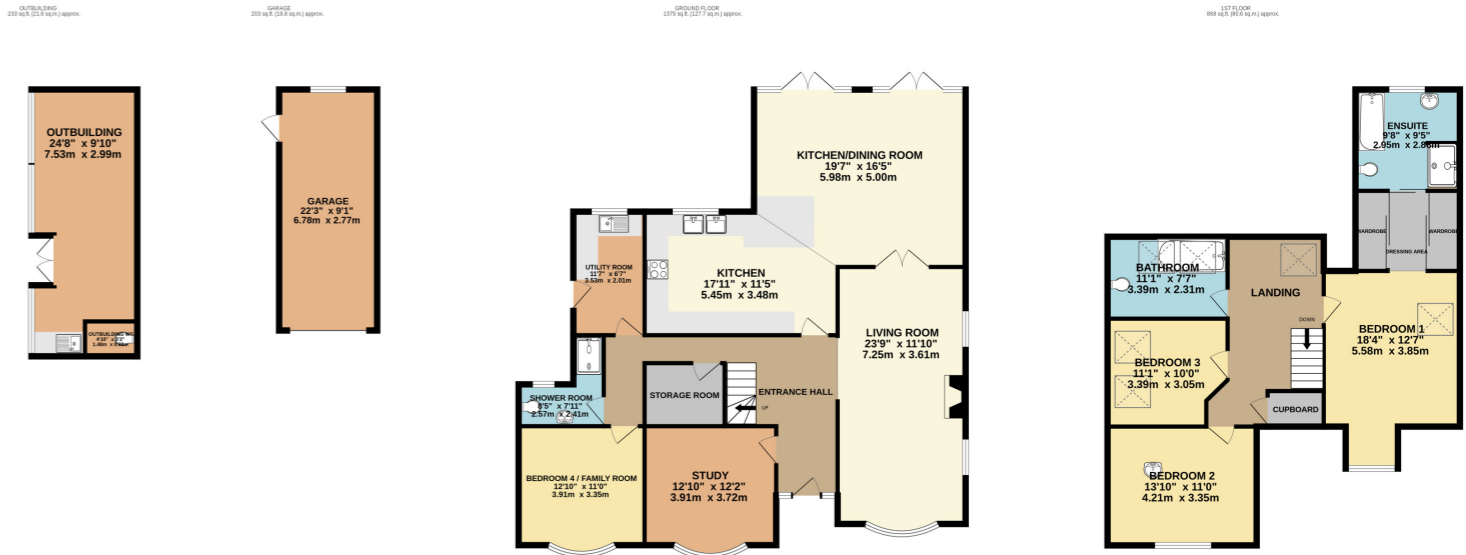


Long Lane, Tilehurst, Reading.

£900,000 Freehold

Arins Tilehurst - Situated on an approx. 1/5 acre plot is this stunning four double bedroom detached family home. The property is located on the Tilehurst / Purley borders, being close to a bus route which leads to Reading town centre and is a reasonable distance from Pangbourne village, Tilehurst train station, local schools, shops and amenities. Further accommodation includes a large open plan kitchen dining room, living room, family room/bedroom four, utility room, study, downstairs shower room, en suite and dressing room to the master bedroom, and a family bathroom. Other features include an outbuilding with power, driveway parking for multiple vehicles, a detached garage, a landscaped rear garden, a bike shed, solar panels, an electric car charging point, gas central heating, and double glazed windows throughout.

- Fully Refurbished
- Four Double Bedrooms
- Open Plan Kitchen Dining Room
- Three Reception Rooms
- En Suite & Dressing Room to Master Bedroom
- Outbuilding in Garden
- Garage & Driveway Parking
- Solar Panels



TOTAL FLOOR AREA : 2678 sq.ft. (248.8 sq.m.) approx.
 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
Two front aspect double glazed windows, two single radiators.

Living Room
29' 3" x 11' 10" (8.92m x 3.61m) Front aspect double glazed bay window, two side aspect double glazed windows, feature fuel burner, upright radiator, double radiator, double doors leading to kitchen dining room.

Kitchen Dining Room
Kitchen - 17' 11" x 11' 5" (5.46m x 3.48m) Rear aspect double glazed window, range of base and eye level units, breakfast bar, two single bowl sinks, downlights, upright radiator, induction hob with extractor hob, built in speakers. Built in NEFF appliances including a dish washer, two fridges, a microwave, a steam oven and two conventional ovens.
Dining Area- 19' 7" x 16' 5" (5.97m x 5.00m) - Two sets of French doors leading to rear garden, four rear aspect double glazed windows, upright radiator, built in speakers, downlights.

Study
12' 10" x 12' 2" (3.91m x 3.71m) Front aspect double glazed bay window, double radiator, downlights.

Bedroom Four / Family Room
12' 10" x 11' 11" (3.91m x 3.63m) Front aspect double glazed bay window, telephone point, double radiator.

Shower Room
7' 11" x 8' 5" (2.41m x 2.57m) Rear aspect double glazed window, low level wc, pedestal wash basin, shower cubicle, single radiator, tiled floor and walls, downlights.

Utility Room
11' 7" x 6' 7" (3.53m x 2.01m) Rear aspect double glazed window, side door leading to garden, space for white goods, single bowl sink with draining board, storage units, tiled floor, boiler.

Storage Room
5' 10" x 7' 5" (1.78m x 2.26m)

First Floor

Landing
Roof window, single radiator, access to eaves storage, downlights.

Bedroom One
14' 5" x 12' 7" (4.39m x 3.84m) Roof window, front aspect double glazed window,

window alcove with seating area and storage, walk in wardrobe, single radiator, downlights.

En Suite
9' 8" x 9' 5" (2.95m x 2.87m) Rear aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath, shower cubicle, tiled floor and partly tiled walls, double radiator, extractor fan, shaving point, downlights.

Bedroom Two
13' 10" x 11' 0" (4.22m x 3.35m) Front aspect double glazed window, single radiator, access to eaves storage, downlights.

Bedroom Three
11' 1" x 10' 0" (3.38m x 3.05m) Two roof windows, single radiator, downlights.

Family Bathroom
11' 1" x 7' 7" (3.38m x 2.31m) Two roof windows, low level wc, pedestal wash basin, panel enclosed bath with shower, tiled floor and partly tiled walls, heated towel rail, shaving point, downlights.

Outside

Outbuilding
24' 8" x 9' 10" (7.52m x 3.00m) Three side aspect double glazed windows, French doors, WC & wash basin, electricity and plumbing, aircon/heating, fridge.

Garden
Beautifully landscaped rear garden that comprises of a grey stone patio and Zen inspired garden with a pond to the rear of the property. This leads onto a good sized lawn surrounded by planting beds and mature trees and shrubs. The garden also benefits from having two side accesses.

Garage
22' 3" x 9' 1" (6.78m x 2.77m) Rear aspect window, power, up and over electric garage door, side door, electric car charger.

Parking
Driveway parking for multiple vehicles.

Solar Panels
4.8kW solar array on the roof.
- 2 years old with a 10 year guarantee
- No contract
Sunsynk inverter in roof space
5kW battery.

Council Tax Band
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