

Larissa Close, Tilehurst, Reading, Berkshire. RG31.



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Larissa Close, Tilehurst, Reading, Berkshire.
RG31.

£700,000 Freehold

****NO ONWARD CHAIN**** Arins Property Services are delighted to present this extended four-bedroom detached home which has been fully refurbished to an exceptional standard, offering spacious and modern living ideal for families.

The new heart of the home is the impressive open-plan kitchen/breakfast room, featuring a skylight, sleek integrated AEG appliances (with a 2-year guarantee), and bi-fold doors that open onto a landscaped private garden. A separate utility room provides extra convenience with side access and internal access to the garage.

The ground floor also benefits from a generous dual aspect living room, flooded with natural light, alongside a contemporary downstairs WC. Upstairs, you'll find four well-proportioned bedrooms, including a spacious master with a stylish ensuite, and a modern family bathroom.

Additional benefits include: Newly insulated roof, New double glazing, Updated heating system with a 10-year warranty, Landscaped rear garden and patio area, Driveway with parking for multiple vehicles. As well as this is a unique opportunity provided by the sellers to personalise Larissa Close to your taste with a range of premium extras included by the seller which include, Bespoke Cabinetry, £2,000 Appliance Contribution A generous allowance towards essential appliances such as a washing machine, tumble dryer, and fridge/freezer. Bespoke Curtains and Blinds included offering a high-end finish and added comfort from day one. These exceptional incentives offer buyers the chance to move in with style and ease which

- Four Bedroom Detached House
- Extended
- No Onward Chain
- Driveway & Garage
- Two Bathrooms
- Seperate Utility Room

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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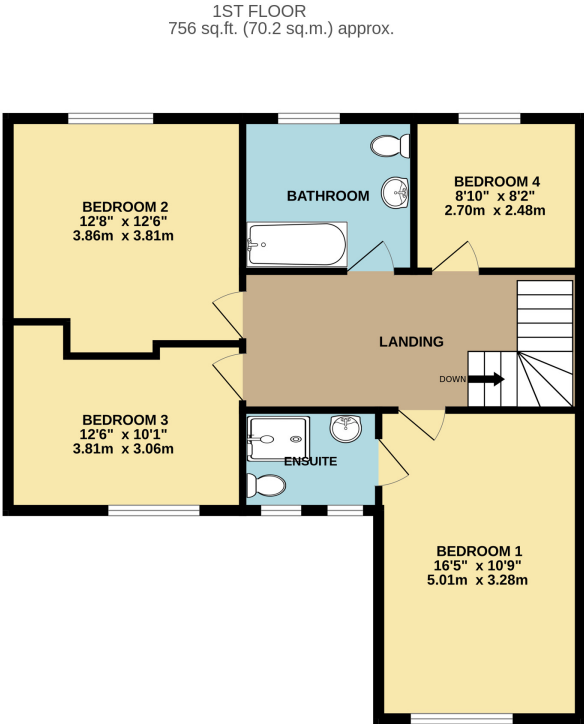
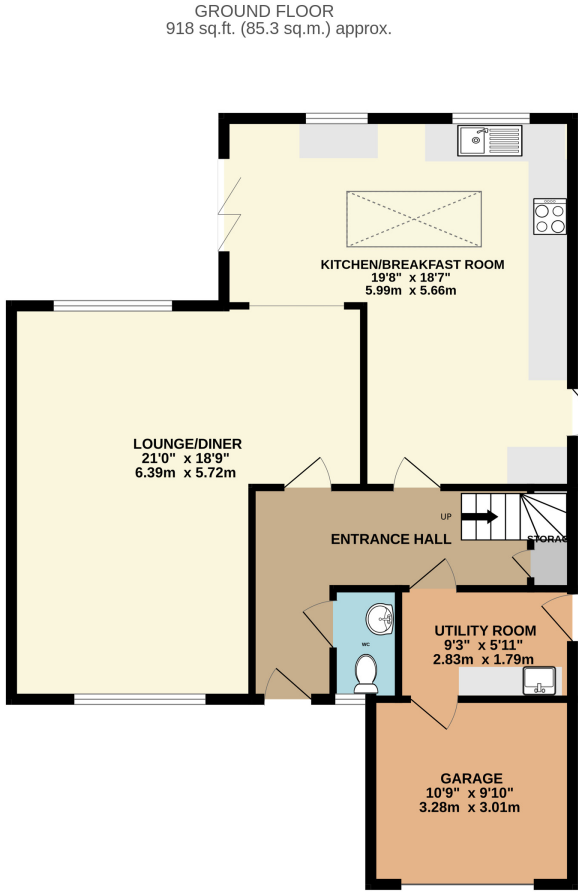
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

Larissa Close is located within walking distance of Tilehurst village with its selection of shops and cafés additionally the property has close access to Arthur Newbery Park, top local schools, and Tilehurst Train Station. The M4 (junction 12) is just a short drive away, as well as access to the A4 leading to Newbury. making this a perfect home for commuters and families alike.

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TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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

Council Tax Band

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