

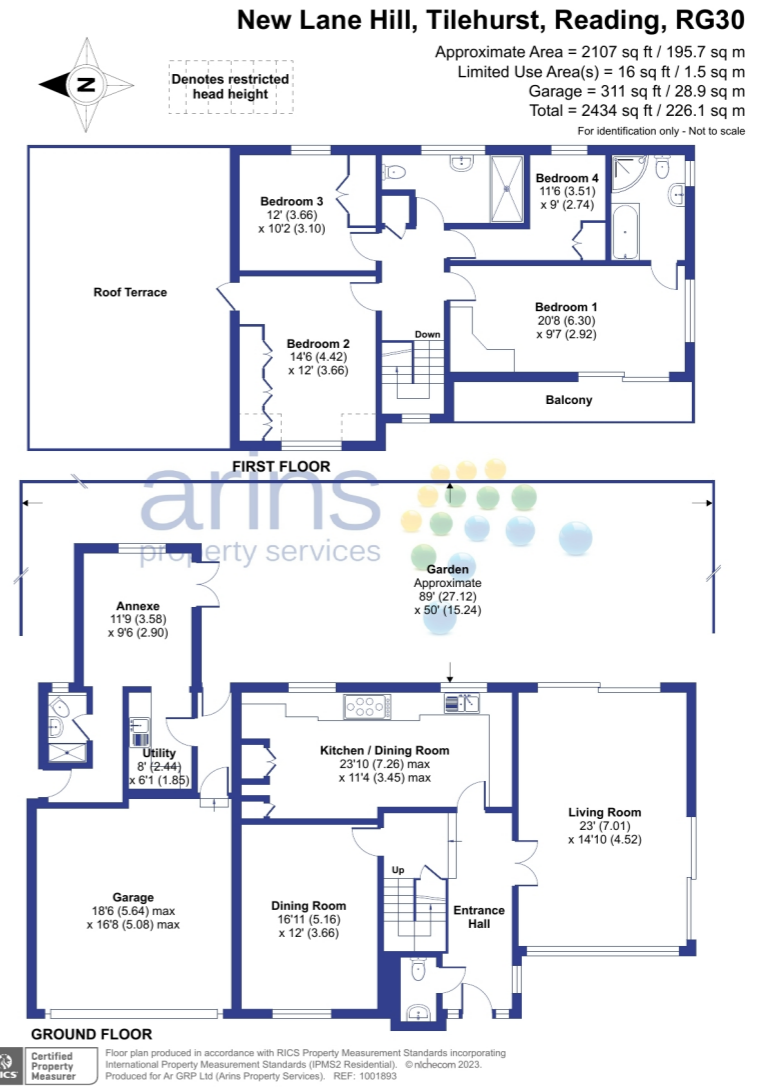


New Lane Hill, Tilehurst, Reading.

£1,100,000 Freehold

Arins Tilehurst - Offered to the market is this stunningly presented five bedroom detached family home that offers great potential to extend or develop (STPP). The property is located within one of Tilehurst's most sought after areas, which is close to Prospect Park, has excellent access to various primary and secondary schools, while being close to bus route leading to Reading town centre and is close to Tilehurst village centre. Further accommodation includes a triple aspect living room, a dining room, a large kitchen dining room, a self contained annexe with a refitted wet room, a downstairs toiler, a refitted family bathroom, an en suite to the master bedroom. Other features include a beautifully landscaped large rear garden, an integral double garage, a utility room, a balcony that overlooks Calcot Golf Course, a roof terrace, gas central heating and double glazed windows throughout.

- Five Bedrooms
- Two Reception Rooms
- Kitchen Dining Room
- Self Contained Annexe
- En Suite to Master
- Refitted Bathroom & Downstairs Shower Room
- Driveway Parking For Multiple Vehicles
- Potential to Extend (STPP)



**Property Description**

**Ground Floor**

**Entrance Hall**

Two front aspect double glazed windows, tiled floor, downlights, two double radiators.

**Living Room**

23' 0" x 14' 10" (7.01m x 4.52m) Two front aspect double glazed windows, sliding doors to the rear and side, surround sound audio system, feature fire place, two double radiators, TV point.

**Dining Room**

16' 11" x 12' 0" (5.16m x 3.66m) Front aspect double glazed window, tiled floor, double radiator.

**Kitchen Dining Room**

23' 10" x 11' 4" (7.26m x 3.45m) Two rear aspect double glazed windows, range of base and eye level units, cooker with six point gas hob and extractor hood, space for fridge freezer, built in dish washer, built in microwave, dual bowl sink with draining board, downlights, tiled floor, double radiator.

**Annexe**

11' 9" x 9' 6" (3.58m x 2.90m) Two side aspect double glazed windows, rear aspect double glazed window, French doors leading to patio, range of fitted wardrobes, TV point, downlights, tiled floor, double radiator, door leading to side access.

**Shower Room**

7' 0" x 5' 7" (2.13m x 1.70m) Rear aspect double glazed window, low level wc, wash basin, shower, extractor fan, downlights, tiled floor.

**Utility Room**

8' 0" x 6' 1" (2.44m x 1.85m) Range of base and eye level units, downlights, space for washing machine, single bowl sink with draining board, tiled floor.

**Downstairs WC**

Low level wc, wash basin, partly tiled walls and tiled floor, heated towel rail, automatic lights.

**Double Garage**

18' 6" x 16' 8" (5.64m x 5.08m) Roller garage door, tiled floor.

**First Floor**

**Landing**

Front aspect double glazed window, double radiator, access to loft.

**Bedroom One**

20' 8" x 9' 7" (6.30m x 2.92m) Side aspect double glazed window, sliding doors to balcony, range of fitted wardrobes, downlights.

**En Suite**

8' 10" x 6' 6" (2.69m x 1.98m) Side aspect double glazed window, panel enclosed bath with shower, corner shower cubicle, wash basin with vanity unit, low level wc, upright radiator, toiled floor and walls, downlights, extractor fan.

**Bedroom Two**

14' 6" x 12' 0" (4.42m x 3.66m) Front aspect double glazed windows, range of fitted wardrobes, side door leading to roof terrace, access to eaves storage, double radiator.

**Bedroom Three**

12' 0" x 10' 2" (3.66m x 3.10m) Rear aspect double glazed window, two fitted wardrobes, double radiator.

**Bedroom Four**

11' 6" x 9' 0" (3.51m x 2.74m) Rear aspect double glazed window, single radiator, fitted wardrobe, downlights.

**Family Bathroom**

11' 8" x 5' 8" (3.56m x 1.73m) Rear aspect double glazed window, low level wc, large shower cubicle, wash basin, heated towel rail, downlights, tiled floor and walls.

**Outside**

**Garden**

Beautifully maintained large rear garden that comprises of a spacious sweeping patio that surrounds the property and leads onto a large lawn at the front, side and rear of the property. It is surrounded by mature trees, shrubs & planting beds that offer great privacy. On the lower section you will find a second patio, a greenhouse and a shed. The property also benefits from two side accesses and a summer house with power at the rear of the garden.

**Parking**

Driveway parking for multiple vehicles.

**Council Tax Band**

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