Manor Park Close, Tilehurst, Reading.

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Manor Park Close, Tilehurst, Reading. £700,000 Freehold

Offered to the market is this extremely modern, well presented, five bedroom detached family home. The property is located in a desirable, quiet location, just off Halls Road. The property has excellent access to junction 12 of the M4 motorway, and close to the A4; leading to Newbury. It also offers great access to Tilehurst Village, and is close to a bus route leading to Reading town centre plus various local shops and amenities. Further accommodation includes three reception rooms (one of which is currently converted into a downstairs bedroom), a large and modern refitted kitchen/dining room, a downstairs WC, a family bathroom and an en-suite to the master. Other features include gas central heating, double glazed windows throughout, driveway parking and an enclosed rear garden.

- Five Bedrooms
- Ensuite To Master
- Large Open Plan Kitchen/Dining Room
- Large Lounge
- Three Reception Rooms
- Downstairs WC
- Enclosed Rear Garden
- Driveway Parking

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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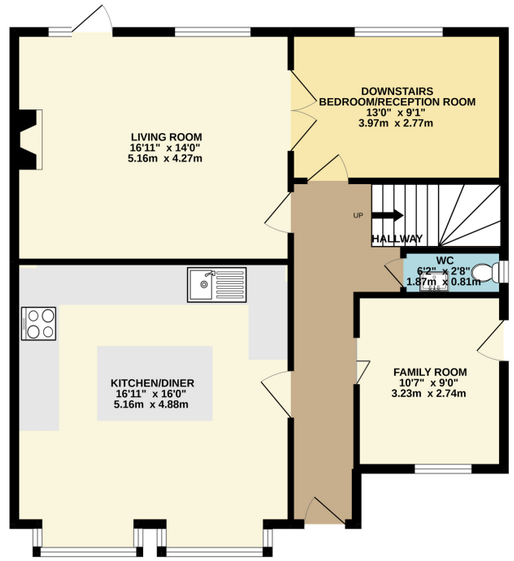
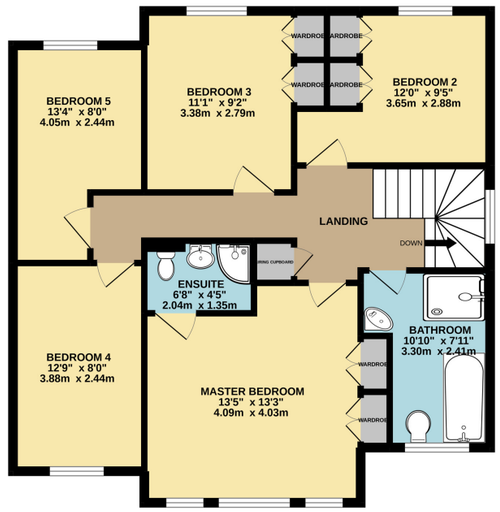
GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1698 sq.ft. (157.7 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

Hallway

Offers access to all ground floor rooms, vinyl flooring, double radiator.

Lounge

16' 11" x 14' 0" (5.16m x 4.27m) Rear aspect double glazed window, back door leading to garden, TV point, two single radiators, feature gas fireplace, telephone point, laminate wood flooring.

Kitchen/Dining Room

16' 11" x 16' 0" (5.16m x 4.88m) Centre island, range of base & eye level units, built in fridge freezer, electric hob with extractor hood, built in washing machine, built in dish washer, telephone point, TV point, sink with draining board, partly tiled walls, down lights, vinyl flooring, two double radiators, two large front aspect double glazed bay windows.

Family Room

10' 7" x 9' 0" (3.23m x 2.74m) TV point, front aspect double glazed window, side entrance to house, electric radiator, vinyl flooring.

Downstairs Bedroom/Reception Room

13' 0" x 9' 1" (3.96m x 2.77m) Large rear aspect double glazed window, single radiator, TV point, laminate wood flooring.

Downstairs WC

6' 2" x 2' 8" (1.88m x 0.81m) Vinyl flooring, wash basin, low level WC, side aspect double glazed window.

First Floor

Landing

Offers access to all first floor rooms, double radiator, access to loft, side aspect double glazed window.

Master Bedroom

13' 5" x 13' 3" (4.09m x 4.04m) Laminate wood flooring, three front aspect double glazed windows, single radiator, TV point, telephone point, two built in double wardrobes.

En-Suite

6' 9" x 4' 5" (2.06m x 1.35m) tiled floor & walls, extractor fan, walk in corner shower, low level WC, wash basin, shaving point, heated towel rail.

Bedroom Two

12' 0" x 9' 5" (3.66m x 2.87m) Two built in double wardrobes, rear aspect double glazed window, single radiator, TV point.

Bedroom Three

11' 1" x 9' 2" (3.38m x 2.79m) Rear aspect double glazed window, two built in double wardrobes, single radiator, TV point.

Bedroom Four

12' 9" x 8' 0" (3.89m x 2.44m) Front aspect double glazed window, double radiator, TV point.

Bedroom Five

130' 4" x 8' 0" (39.73m x 2.44m) Rear aspect double glazed window, double radiator.

Family Bathroom

10' 0" x 7' 11" (3.05m x 2.41m) Wash basin, tiled floor & partly tiled walls, extractor fan, front aspect double glazed windows, large walk in shower, panel enclosed bath, low level WC, heated towel rail.

Outside

Driveway

Driveway parking for multiple vehicles.

Enclosed Rear Garden

Fence enclosed rear garden, rear and side access, good size patio, good sized lawn, path leading to outbuilding.

Council Tax Band