LANGLEY HILL, TILEHURST, BERKSHIRE, RG31
GUIDE PRICE £500,000 FREEHOLD

AN EXTENDED INDIVIDUAL FOUR BEDROOM DETACHED BUNGALOW WHICH REQUIRES COMPLETE MODERNISATION, SITUATED IN THIS POPULAR LOCATION

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DESCRIPTION:

Offered to the market with no onward chain and offering good sized accommodation, an extended four bedroom detached bungalow which is ready to be personalised and updated to suit a new owner's taste and preference. Situated on a generous plot and offering great potential to extend (STPP). Just a short walk from Tilehurst village centre, local shops, take aways and public houses, the area also has good regular bus services to Reading Town centre, Sainsburys and Ikea. Junction 12 of the M4 is a short drive away which serves access to London. This property is also within walking distance of the picturesque Sulham Woods which is ideal for walkers and cyclists alike. The River Thames at Purley and Pangbourne are also very accessible.

Internally the accommodation comprises entrance hall, good sized kitchen/breakfast room, sitting room which is open plan to the dining room, master bedroom with en-suite and there are three further good-sized bedrooms which are complemented by a re-fitted wet room. To the rear of the property there is a large, terraced area with the main part of the garden being laid to lawn. There is a good-sized single garage and a storage room behind that, whilst to the front of the property there is a large driveway providing off road parking for a good number of cars.

AT A GLANCE

- No Onward Chain
- In Need Of Complete Modernisation
- Four Good Sized Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- En-Suite To Master
- Re-Fitted Wet Room
- Secluded Rear Garden

Bathroom
4'0" x 7'4"
1.24 x 2.24 m

Hallway
3'7" x 10'9"
1.10 x 3.29 m

Wetroom
7'10" x 9'1"
2.39 x 2.79 m

Kitchen
19'10" x 9'8"
6.06 x 2.96 m

Bedroom
8'11" x 13'3"
2.74 x 4.04 m

Bedroom
11'5" x 7'9"
3.50 x 2.38 m

Bedrtoom
8'6" x 10'7"
2.61 x 3.23 m

Hallway
2'7" x 7'11"
0.81 x 2.44 m

Hallway
9'2" x 5'10"
2.80 x 1.79 m

Hallway
11'4" x 2'7"
3.47 x 0.80 m

Bedroom
13'2" x 13'3"
4.02 x 4.04 m

Living Room
15'6" x 12'4"
4.74 x 3.76 m

Dining Room
11'8" x 12'6"
3.56 x 3.83 m

Ground Floor Building 1

Storage Room
8'7" x 12'1"
2.64 x 3.70 m

Ground Floor Building 2

Approximate total area[1]
1393.96 ft²
129.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
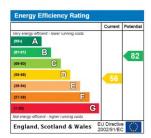
GIRAFFE**360**

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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