



The Sadlers, Tilehurst, Reading, RG31 6QZ.

Offers Over £650,000 *Freehold*



Four bedroom detached family home with scope to create more living space.

A well-presented and spacious detached family home, ideally situated in a sought-after cul-de-sac within walking distance of Denefield and Little Heath secondary schools.

The accommodation includes an entrance hall, downstairs WC, and a versatile study/TV room. The main living room flows seamlessly into a large conservatory, creating an excellent space for both relaxing and entertaining. The modern kitchen is well-appointed.

Upstairs, the property offers four bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom serving the remaining bedrooms.

Externally, the home benefits from a four car driveway leading to a double garage, with potential to extend into the void beneath the study area (subject to planning permission). The rear garden is private, low-maintenance, and arranged over two levels, featuring a spacious patio and an elevated artificial lawn.

Additional features include double glazing and gas central heating, with a boiler installed in 2023.

KEY FEATURES

- Four bedroom detached family home
- Scope for conversion for extra living space
- Double width garage
- Ample driveway parking
- Low maintenance rear garden on two levels
- Modern kitchen
- En-suite shower room to master

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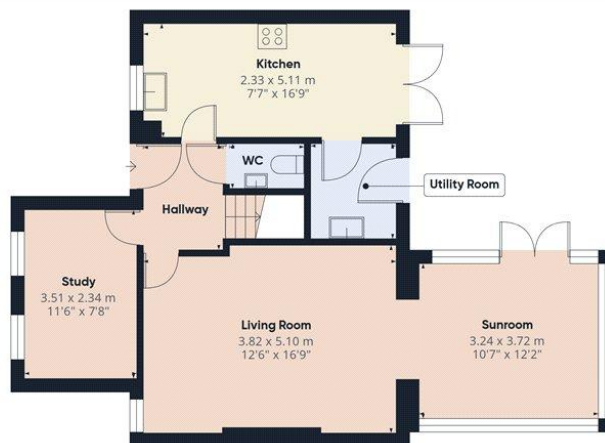
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MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: D



Ground Floor



Floor 1



Approximate total area⁽¹⁾
110.5 m²
1192 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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