



VOLLER DRIVE, TILEHURST, READING, RG31 4SE  
GUIDE PRICE **£525,000** FREEHOLD

**SITUATED IN THIS WELL REGARDED CUL-DE-SAC SETTING JUST OFF LANGLEY HILL, A RARELY AVAILABLE EXTENDED DETACHED FAMILY HOME OFFERING GOOD SIZED ACCOMMODATION**

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## DESCRIPTION:

Offered to the market with no onward chain and situated in this sought after close, an extended five bedroom detached family home benefitting from a south facing rear garden. The property is within walking distance of the popular Little Heath secondary school, good primary schools, bus routes, the village centre, nearby woodland walks, a play park and ideally located within easy access to Junction 12 of the M4.

Internally the property comprises sitting room, spacious kitchen/breakfast area, dining room, conservatory, family room/bedroom and a cloakroom to the ground floor. To the first floor there are five bedrooms, the master bedroom has it's own en-suite and there is a family bathroom. To the front of the property there is driveway parking for two cars, whilst to the rear there is a brick paved patio area with the main part being laid to lawn with mature shrub tree borders and a shed to one corner.

## AT A GLANCE

- No Onward Chain
- Sought After Cul-De-Sac
- Kitchen/Breakfast Room
- Three Reception Rooms
- Conservatory
- Five Bedrooms
- Master En-Suite
- South Facing Garden
- Council tax band F

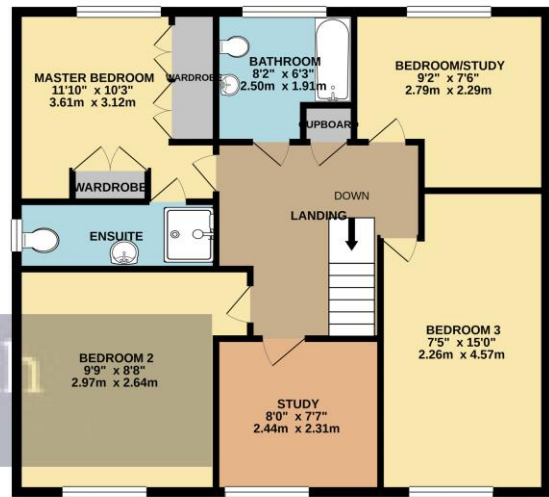




GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



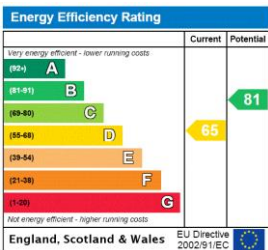
1ST FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA: 1888 sq.ft. (175.4 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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