



Winkworth

**OAK TREE ROAD** TILEHURST, READING, BERKSHIRE, RG31 6JU

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17 Oak Tree Road, Tilehurst, Reading, Berkshire, RG31 6JU Freehold

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## IMPRESSIVE DOUBLE BAY-FRONTED DETACHED RESIDENCE IN PRIME TILEHURST LOCATION

Situated on a sought-after tree-lined road, just a five-minute walk from Tilehurst train station, this delightful double bay-fronted detached home offers space, style, and exceptional convenience. Set behind secure gates, the property benefits from ample driveway parking and a detached garage with independent access and a versatile store room above - ideal for a home office, studio, or conversion (STPP).

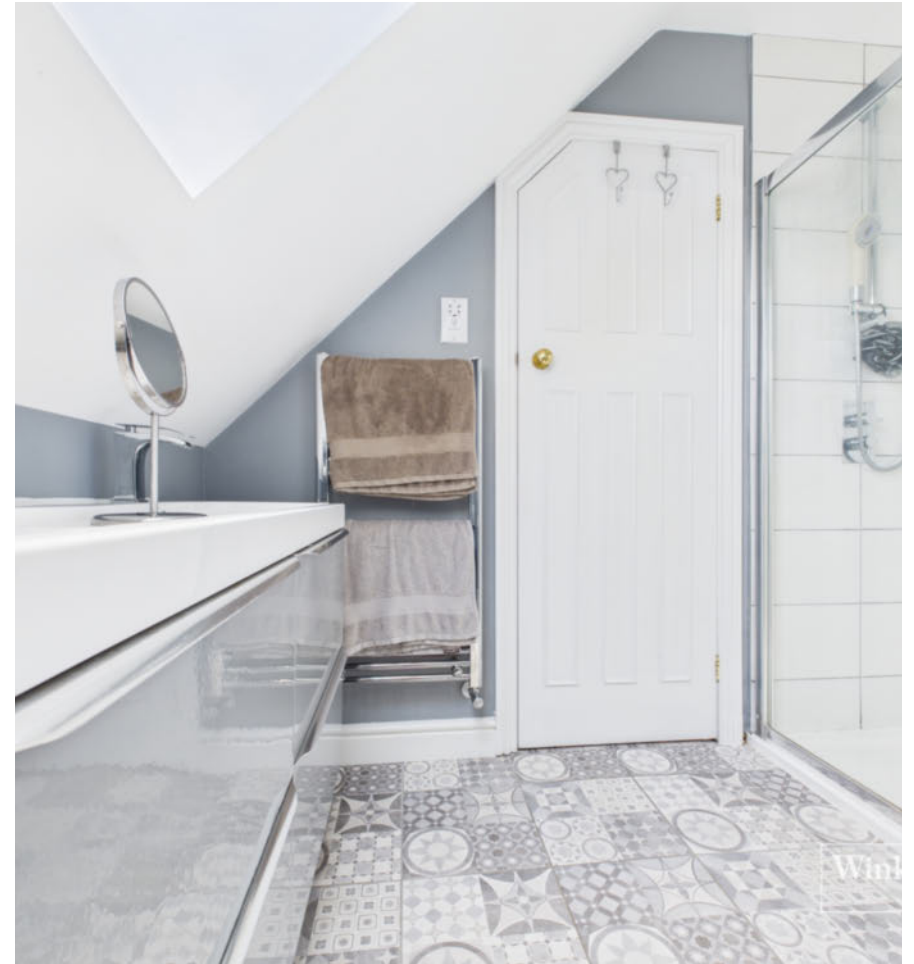
To the rear, a magnificent 250ft mature garden provides a peaceful retreat and direct access to Arthur Newbery Park, offering an enviable outdoor lifestyle for families and nature lovers alike. Spread across three well-appointed floors, the home features:

- Five generous double bedrooms, including a luxurious master with en-suite
- Family bathroom and additional ground floor shower room
- Elegant entrance hall setting the tone for the rest of the property
- Two separate reception rooms offering flexible living spaces
- Spacious kitchen/breakfast room ideal for entertaining or family life
- Conservatory with garden views, perfect for year-round enjoyment

Further benefits include gas central heating, double-glazed windows, and the added advantage of no onward chain, ensuring a smooth and swift purchase process.

This is a rare opportunity to acquire a substantial and characterful home in one of Tilehurst's most desirable locations.





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Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>

223.9 m<sup>2</sup>

2409 ft<sup>2</sup>

Reduced headroom

8.2 m<sup>2</sup>

88 ft<sup>2</sup>

(1) Excluding balconies and terraces

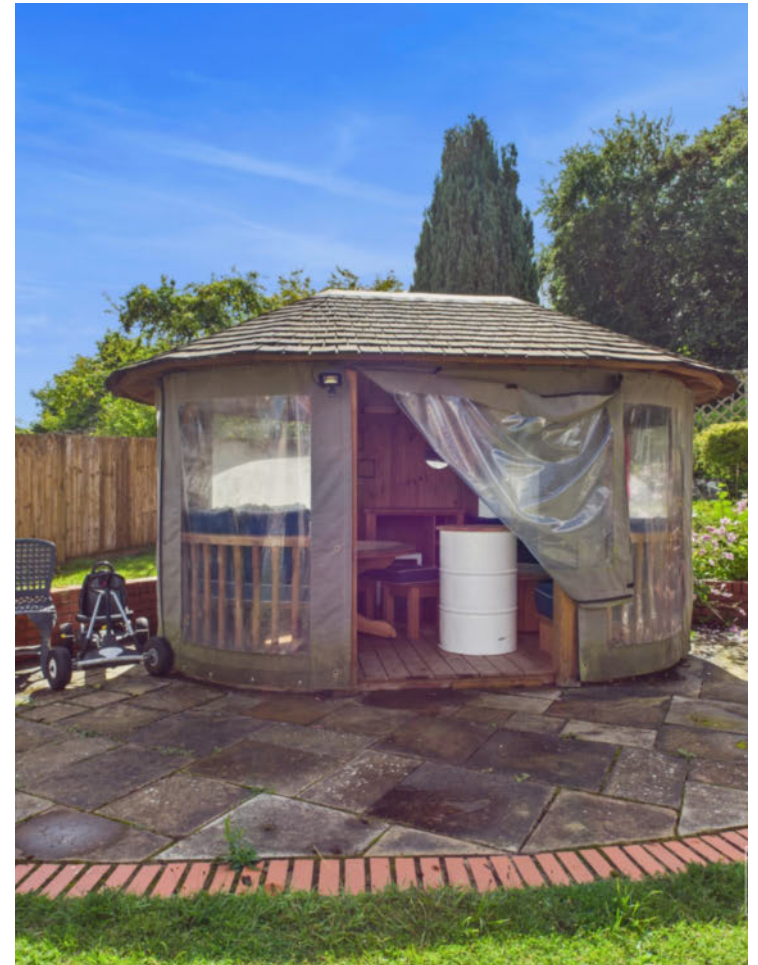
Reduced headroom

Below 1.5 m/5 ft

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

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## LOCATION

The suburb of Tilehurst is located on the western side of Reading with the River Thames running through its north and A4 to the south. Junction 12 of the M4 is close by and Tilehurst has its own station offering regular trains to Reading (taking 5 minutes and running twice an hour) and Oxford (35 Minutes) and several bus routes making it an excellent place for commuters. There are lots of shops including the Tilehurst Triangle and Meadway shopping precincts and a large Waitrose on the Oxford Road and some lovely parks including Reading's biggest, Prospect Park. Very popular with families there are a number of good quality schools including Springfield, Birch Copse and Downsway primary and Little Heath and Denefield secondary schools.





## Winkworth Reading

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