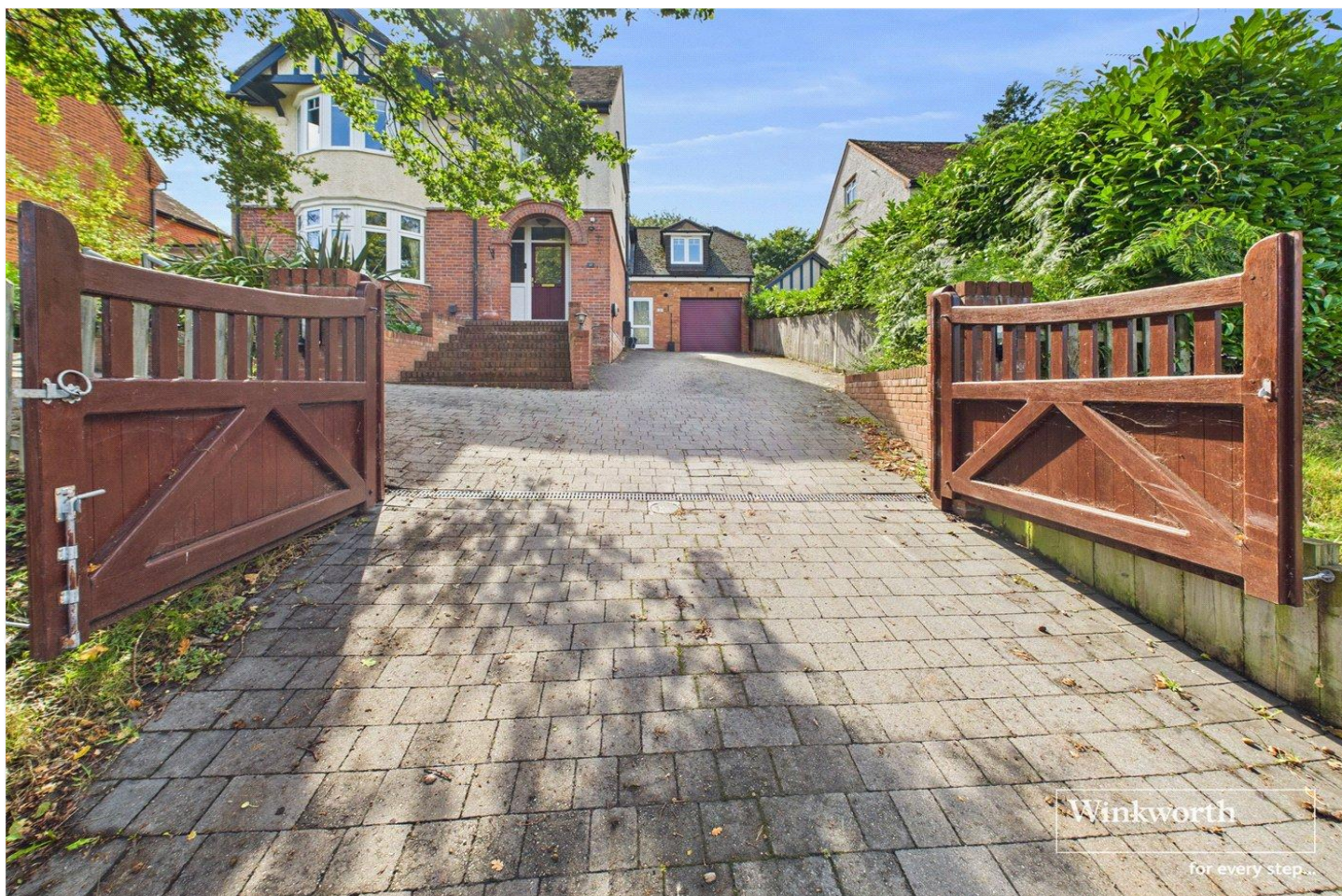




OAK TREE ROAD, TILEHURST, READING, BERKSHIRE, RG31 6JU.

**£950,000 FREEHOLD**

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

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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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 garage with independent access and a versatile storeroom above — ideal for a home office/studio/bedroom 6 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:

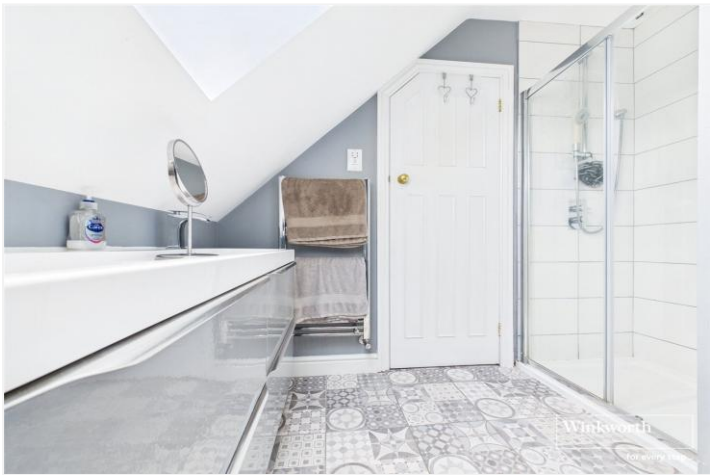
- Six generous double bedrooms, including a luxurious master with en-suite
- Family bathroom and additional ground floor shower room
- Elegant entrance hall setting the tone for the rest of the property
- Two separate reception rooms offering flexible living spaces
- Spacious kitchen/breakfast room ideal 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.

## AT A GLANCE

- Six bedroom detached home
- 250ft mature rear garden
- Garage with storeroom above
- Gated driveway parking
- Two spacious reception rooms
- En-suite shower room to master
- Family bathroom and ground floor shower room
- 5 minute walk to Tilehurst train station





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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.

GIRAFFE360



Ground Floor



Floor 1



Floor 2

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.

**Tenure:** Freehold

**Council Tax Band:** G

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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