



ALFORD CLOSE, TILEHURST, READING, RG30 4TB  
**£585,000 FREEHOLD**

## STUNNING FOUR BEDROOM, TWO BATHROOM HOME IN THE VILLAGE.

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

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## DESCRIPTION:

This superb family home deserves an internal inspection to fully appreciate the spacious and very well-presented accommodation provided.

The spacious entrance hall has doors off to all rooms which include a large living room, very generous dining/reception room, modern kitchen and WC. Upstairs you will find the impressive main bedroom has a fully fitted walk in wardrobe/dressing room with access to a wonderful en-suite shower room. The other three bedrooms are all doubles and are complimented by an eye-catching shower room.

To the front is an enclosed garden with driveway parking leading to the side where the garage has been converted into extra living space with a useful utility room to the rear.

The 40ft rear garden has been carefully laid out and affords a covered patio area overlooking the lawn with well stocked flower and shrub borders. An external office/gym/chill out room can be found in the garden along with a storage unit.

Other features include double glazed windows and gas radiator heating.

## AT A GLANCE

- Four generous bedrooms
- Dressing room and en-suite to Bed 1
- Modern family shower room
- Two large reception rooms
- Impressive kitchen
- Outbuilding/office/gym/storage
- Tidy rear garden
- Driveway parking



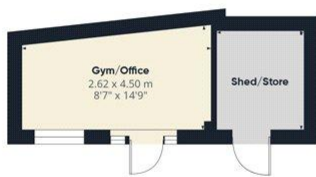




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

172 m<sup>2</sup>  
1853 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
10 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

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 82 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Freehold

**Council Tax Band:** E

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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