



**TILEHURST ROAD, BERKSHIRE, RG30 2NE
OFFERS IN EXCESS OF £450,000 FREEHOLD**

A WONDERFUL OPPORTUNITY TO ACQUIRE THIS WELL-APPOINTED 1930'S SEMI DETACHED FAMILY HOME, ENJOYING PLEASANT VIEWS OVER PROSPECT PARK AND BENEFITTING FROM A LOVELY SECLUDED GARDEN

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

A superb opportunity to acquire this 1930's three bedroom semi-detached family home, enjoying pleasant views over Prospect Park which is Reading's largest open space and gets its name from the fine views across the Kennet Valley and beyond. Conveniently situated within close proximity of the town centre and Reading West Train Station, which serves access to London Paddington (Via Central Reading) in under half an hour. There is an excellent choice of schools nearby to include St Edward's Preparatory School, Reading Blue Coat, the Wren Secondary School, Reading Boys, The Abbey, Kendrick Girls School and St Joseph's College.

Internally comprising entrance hall, bay fronted dining room, sitting room with feature open fireplace, kitchen, whilst to the first floor there are three good sized bedrooms which are complemented by a modern bathroom. To the rear of the property there is a raised decked area which is ideal for entertaining, with the main part being laid to lawn and mature shrub tree borders. To the end of the garden there is a large outbuilding/workshop. Brick arched side access gate to the side of the property leads to the front where there is a good sized driveway providing off road parking for two/three cars.

All in all a wonderful family home, ideally situated in this prime location serving excellent access to Prospect Park, the town centre, Reading West/ the mainline train station and J11 & J12 of the M4.

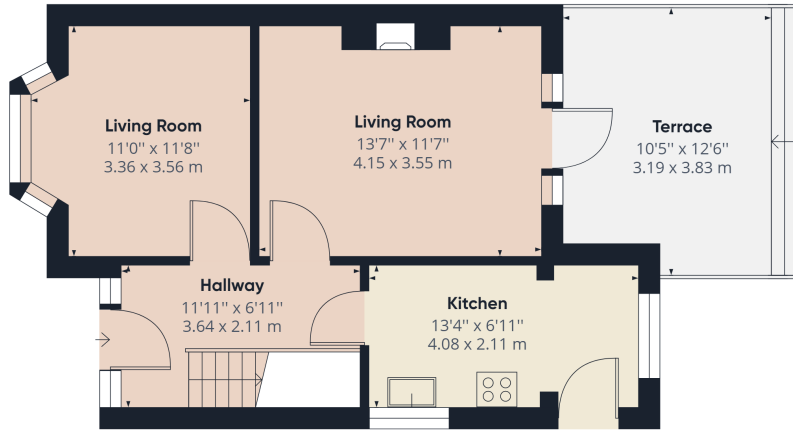
AT A GLANCE

- Overlooking Prospect Park
- Well Presented Throughout
- Two Formal Reception Rooms
- Three Good Sized Bedrooms
- Modern Bathroom
- Superb Secluded Garden
- Large Driveway
- Council Tax Band D

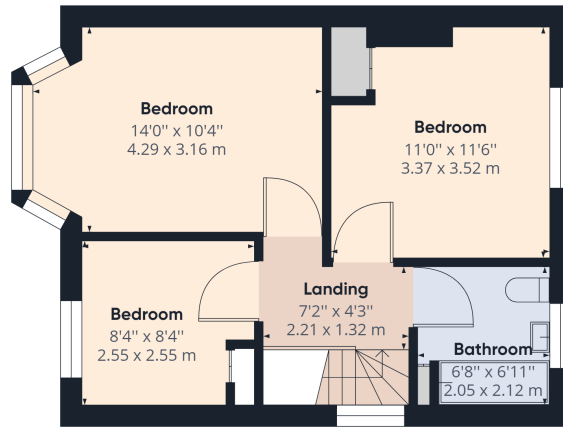








Ground Floor



Floor 1

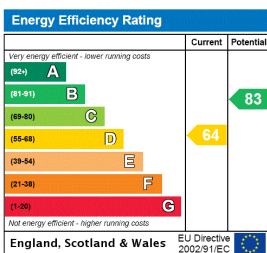
Approximate total area⁽¹⁾
876.82 ft²
81.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.



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