



School Road, Tilehurst, Reading, RG31 5AN.

£635,000 *Freehold*



Fabulous SIX BEDROOM semi-detached home with sensational 120ft garden and family accommodation.

This stunning family home truly needs to be viewed to be fully appreciated! Beautifully arranged over three floors, this deceptively spacious property offers an impressive six bedrooms and four bathrooms, providing exceptional space and versatility for modern family living.

The ground floor features a superb open-plan kitchen and family area, thoughtfully designed to incorporate a comfortable seating area, dedicated dining space and separate utility room. Also on this floor is a convenient shower room and separate living room.

Across the upper floors are six well-proportioned bedrooms, alongside a family bathroom and two impressive en-suite bathrooms, making this an ideal home for a growing family or those who enjoy having plenty of space for guests.

Externally, the property continues to impress. There is driveway parking to the front, with access to a drive-through garage leading to a second garage. Beyond this is the truly fantastic 120ft L-shaped rear garden, offering an excellent space for outdoor entertaining, family activities and enjoying.

With its generous accommodation, excellent bedroom and bathroom provision, versatile living spaces and superb garden, this is a remarkable family home that offers far more than first impressions suggest and must be viewed to be appreciated.

KEY FEATURES

- Six bedroom semi-detached family home
- Located in the heart of the village
- Amazing kitchen/family area
- Stunning 120ft L-shaped garden
- Driveway parking with drive through garage
- Four bathrooms, 2 of which are ensuite.
- Utility room & ground floor shower room
- Spacious living room



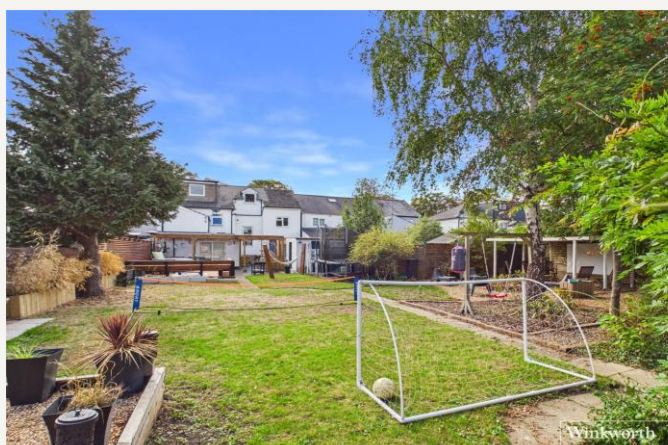
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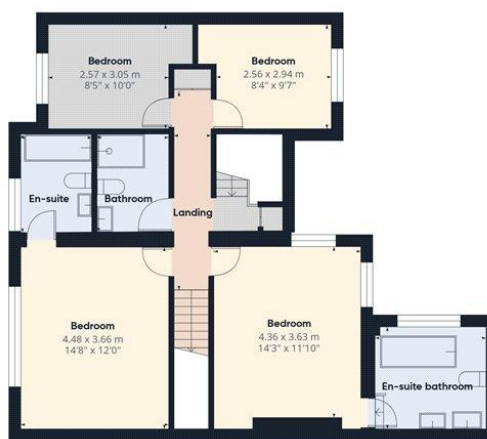


MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Main building GLA[®]174.82 m²
1881.77 ft²**Main building total**221.03 m²
2379.09 ft²**Building 2 total**23.24 m²
250.19 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft
are excludedCalculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

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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