



TILEHURST ROAD, READING, BERKSHIRE, RG30 2LU  
£625,000 FREEHOLD

A WONDERFUL CONTEMPORARY FAMILY HOME WITH FOUR BEDROOMS.

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**DESCRIPTION:**

This contemporary four bedroom detached family home is under a mile from Reading Town Centre and just 300 metres from Reading West Train Station. Set in this elevated location with far reaching views over Reading the property is ideally located a few minutes' walk from Reading's largest public park, Prospect Park. Battle Primary, St Edwards prep. School and The Wren Secondary School are within easy walking distance.

Ground floor living accommodation comprises, a high spec. fitted kitchen/diner and a spacious lounge with a wood burning stove both of which open on to a raised decked terrace overlooking the rear garden, a utility room/wc complete the ground floor. On the first floor there are four bedrooms, the master with a delightful en-suite bathroom and a family bathroom. The loft has been fully boarded with lighting offering excellent storage space. There's off road parking for three cars to the front of the house and a generous rear garden which is overlooked by the raised deck with expansive views over Reading perfect for entertaining. There is a further storage area underneath the house accessed from the garden suitable for bicycles, gardening or sporting equipment. Developed in 2014 to a highest specification this bespoke house would suit a growing family requiring excellent transport links and access to a wealth of local amenities.

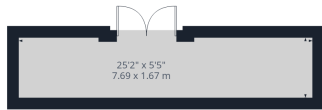
**AT A GLANCE**

- Contemporary Four Bedroom Detached Home
- Dual aspect sitting room With a Wood Burning Stove
- Dual Aspect Kitchen Diner
- Ensuite Shower Room
- Close to Central Reading
- Established Garden
- Driveway Parking With Electric Car Charging Point
- Council tax band E

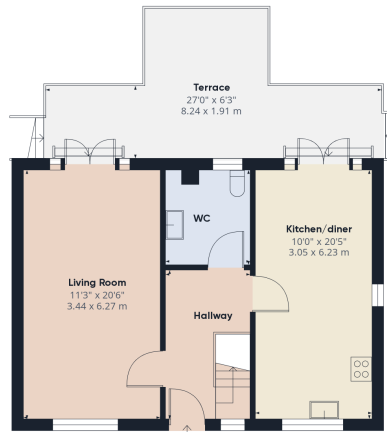




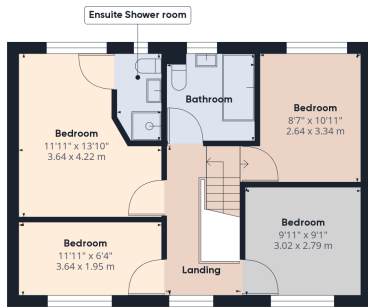




Basement



Ground Floor



Floor 1

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

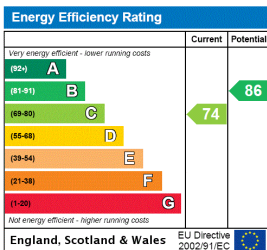
1267.33 ft<sup>2</sup>  
117.74 m<sup>2</sup>

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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