



Built in circa 1911 is this charming detached family home which is located in the sought after Oak Tree Road which is within walking distance of Tilehurst train station, bus routes, shops and the picturesque Arthur Newbery park.

This spacious home is in need of general updating, modernisation and repair which is reflected, in the agents opinion, with a very realistic guide price.

The property comprises entrance hall, downstairs shower room, three reception rooms, kitchen/breakfast room, large utility room, landing, four bedrooms, an en-suite to the master (not fitted), bathroom and WC. To the front is a spacious driveway leading to the double garage. There is a small rear garden with a northerly aspect (circa 40ft x 40ft) which has a lawn and raised patio area.

Interested? Please contact our sales team to find out more, or to book a viewing.





- Four bedroom detached character home
- In need of updating
- Three reception rooms
- Double garage
- Ensuite + bathroom + shower room
- No onward chain







## Further details

Council tax band F

Agents note

The vendor has advised the tree to the front of the property is owned by the council.

# Floorplan

Approximate Gross Internal Area 2027 sq ft – 189 sq m  
 Ground Floor Area 936 sq ft – 87 sq m  
 First Floor Area 804 sq ft – 75 sq m  
 Garage Area 287 sq ft – 27 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.