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Ferndale Close, Tilehurst, Reading

£1,000,000

This extended and improved detached family home occupies a large corner plot within this much sort after cul-de-sac which is just a short walk from Tilehurst train station. The property is ideally situated with short drives to Pangbourne, Reading and junction 12 of the M4 motorway.

The property enjoys SIX spacious bedrooms including a very impressive master bedroom which is complete with a modern full en-suite bathroom and walk-in-wardrobe. Complimenting the other bedrooms are two separate bathroom suites and spacious landing area. On the ground floor is a spacious entrance hall with doors off to the living room, separate dining room, WC and incredible kitchen/living space which has to be viewed to be appreciated. Other rooms include the utility room, laundry room and large garage.

To the front of the property is an open plan corner plot garden with 3 car driveway and gated side access to the established, private and secluded 70ft wide garden which comes complete with a 28ftx12ftx5ft heated swimming pool.

The pool is heated via a separate boiler to the other boiler which services the house.



Kitchen/living space

This delightful area really compliments modern day living for the modern family way of life.

Master bedroom

This impressive and large bedroom also enjoys an eye catching full en-suite bathroom and walk-in-wardrobe.





- Six bedroom detached home in prime location
- Large master bedroom with full en-suite and walk in wardrobe
- Two further bathrooms
- Amazing kitchen/living room
- Lounge & separate dining room
- Heated 28ft swimming pool
- There is a TPO to the front of the property





Rear garden & Pool  
70ft x 40ft approx  
This established rear garden is very private being well screened by mature trees and shrubs with lawn and patio areas.

Heated swimming pool  
28ft x 12ft x 5ft  
The pool is heated via a separate boiler to the main house. We are led to believe that the pool will require attention & repair before use.

Additional Information  
Local authority: West Berks  
Council tax band: G  
Services:  
Gas - Mains  
Water - Mains  
Drainage - Mains  
Electricity - Mains  
Heating - Gas

Broadband connection available (information obtained from Ofcom): Ultrarfast - Fibre to the property (FTTP)  
Mobile phone coverage - The vendor is not aware of any specific restricted mobile phone coverage  
For an indication of specific speeds and supply of broadband and mobile, buyers should go to the Ofcom web-site "Broadband and mobile coverage checker"  
<https://checker.ofcom.org.uk/>



Approximate Gross Internal Area 2886 sq ft – 268 sq m  
(Including Garage)

Ground Floor Area 1510 sq ft – 140 sq m

First Floor Area 1376 sq ft – 128 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		68	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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