

**HASLAM'S**  
.net



Powley Place, Tilehurst, Reading

£875,000

This stunning detached family home was constructed by the reputed builder 'Michael Shanly Homes' in 2017 to an exacting standard within this impressive development of similarly designed homes of distinction.

The property is ideally located within walking distance of Tilehurst train station, Thameside walks and bus routes into Reading. The property is also just a short drive from Pangbourne village, Tilehurst centre and junction 12 of the M4 motorway.

Spread over 3 floors this spacious homes comprises a traditional style entrance hall, main living room, separate dining room, study, impressive kitchen/breakfast room with utility room and a downstairs cloakroom. On the 1st and 2nd floor can be found FIVE generous bedrooms, family bathroom, separate shower room and an impressive en-suite to the master which nicely compliments the dressing area.

Other features include double glazed windows, gas radiator heating, 2 car driveway, single garage, alarm and security system. To the rear is an enclosed and tidy 40ft garden which has an astro turf finish along with some neat and tidy flower beds.



**Master bedroom**

This impressive suite comprises a spacious bedroom with modern en-suite and delightful dressing room

**Kitchen/breakfast room & utility room**

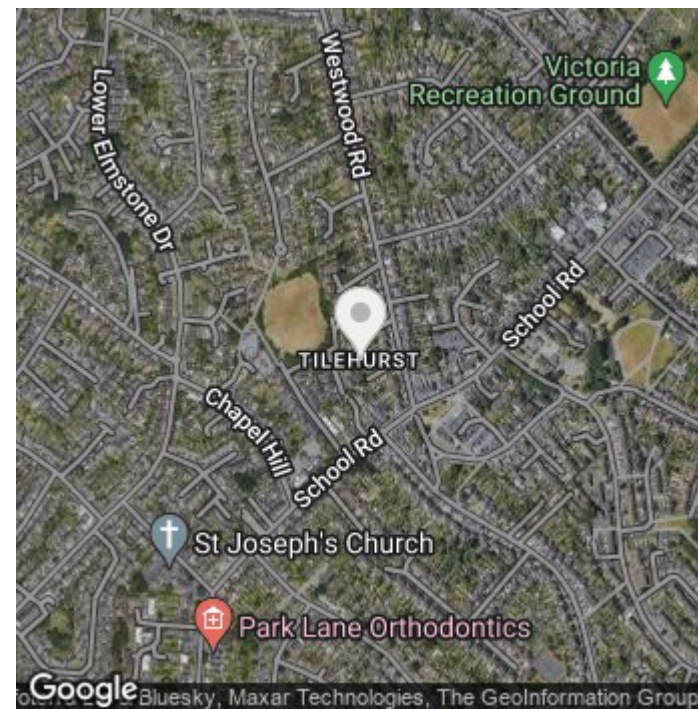
This modern area is an ideal space for the family to enjoy meal times together.





- Michael Shanly 5 bedroom detached home
- Walk to Tilehurst train station
- Master with dressing room & en-suite
- Three separate reception rooms
- Modern kitchen/breakfast room with utility
- Family bathroom+ Shower room + En-suite

Council tax band G  
West Berkshire





Rear garden

40ft x 30ft approx

The garden has been laid to astro turf and has a variety of evergreen plants & shrubs to provide low maintenance but effective screening.

Additional information - Financial & lease info

Service charge: circa £500 per annum towards the cost of maintaining the development

Additional information (Part B)

Property construction - Standard form

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

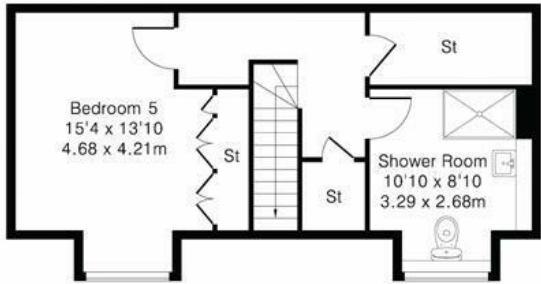
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Additional information (Part C)

Flooding

We understand the surface water flood risk summary for the area around the property is considered very low however, this information is not specific to a property For further information please check the gov.uk website "long term flood risk".





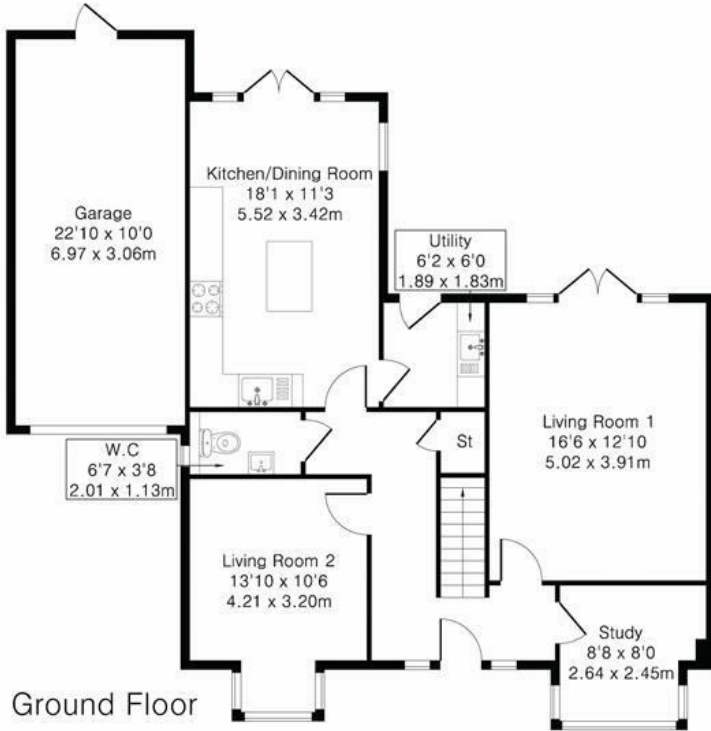
Second Floor

Approximate Gross Internal Area 2390 sq ft – 222 sq m  
(Including Garage)

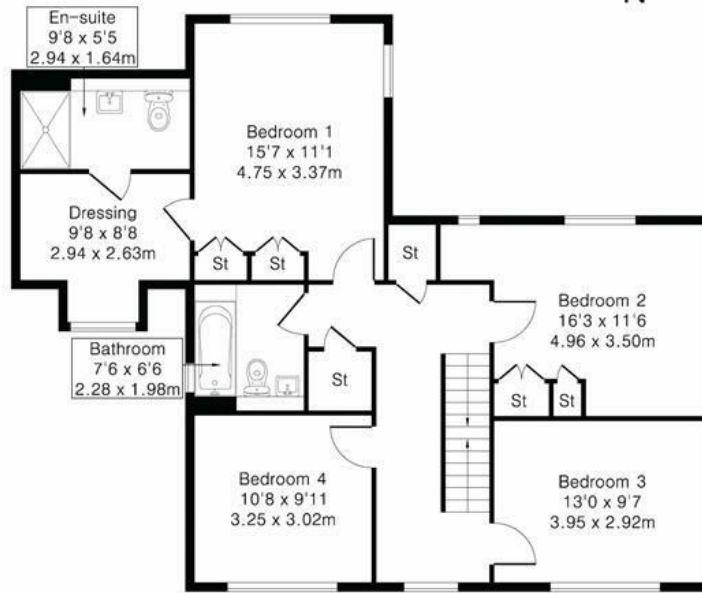
Ground Floor Area 1055 sq ft – 98 sq m

First Floor Area 915 sq ft – 85 sq m

Second Floor Area 420 sq ft – 39 sq m



Ground Floor



First Floor



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>		85	92
(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			
<b>England &amp; Wales</b>		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 firms employment has the authority to make or give any representation or warranty in respect of the property.