



47, Overdown Road, Reading, RG31 6NH

£625,000



This detached family home has a gated frontage and provides well-appointed and versatile living accommodation. The former garage has been converted to a family room/home office and the 4 bedrooms are complemented by en suite to the principal. Downstairs, there are 2 further reception room and a conservatory all enjoying garden aspects. The location is ideal for Tilehurst station, local bus routes with schools and shops within walking distance. and is being offered for sale with no onward chain.







- Detached home with gated driveway
- 4 Bedrooms, principal with en suite shower
- Living room with double doors opening to garden & separate Dining Room
- Kitchen-breakfast room; Conservatory
- Family room/study
- Private garden; No onward chain

Council tax band  
Council-







#### Additional information:

##### Parking

The property has a gated brick paved driveway with parking for multiple vehicles.

##### 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”

##### Flooding

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

##### Garden

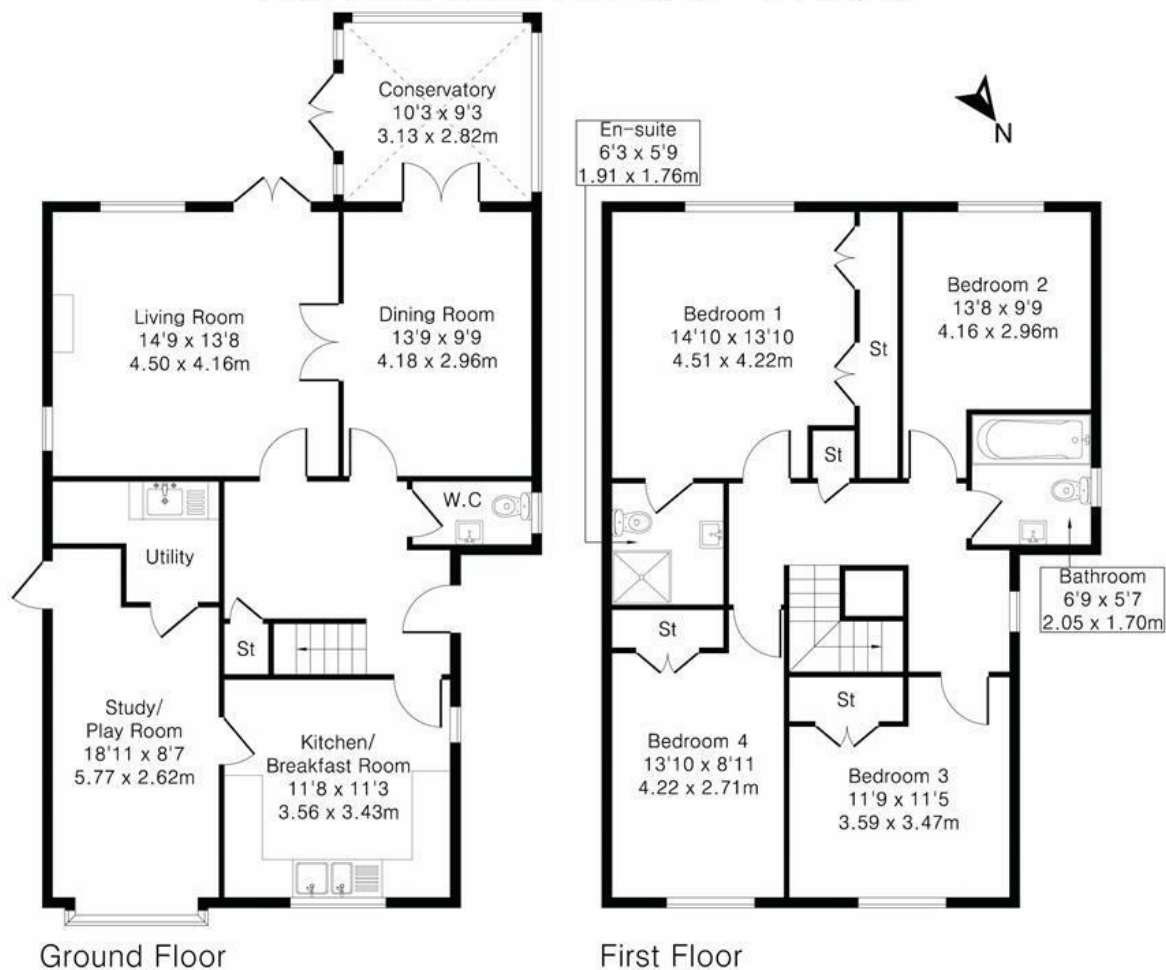
The garden enjoys a south-westerly aspect and incorporates a paved patio that abuts a lawned garden with conifers screening to one3w side and a number of trees to the the rear. There is a timber shed and side access to both sides of the house that lead to the front of the house.



# Approximate Gross Internal Area 1699 sq ft - 158 sq m

Ground Floor Area 900 sq ft – 84 sq m

First Floor Area 799 sq ft – 74 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.