



116 Oak Tree Road
Tilehurst, RG31 6JY



Guide price £600,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

116 Oak Tree Road

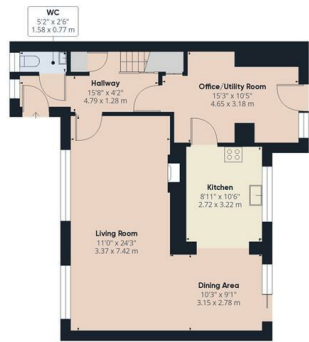
DESCRIPTION:

VP - Presented to the market is this extended four bedroom semi detached corner plot house with off road parking for several cars and located on the sought after 'Oak Tree Road'. The property comprises entrance hallway, WC, living dining area, refitted kitchen and an office/utility room. On the first floor there are four bedrooms, bathroom and en suite to the master bedroom.

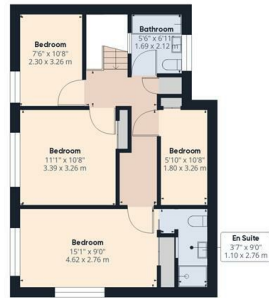
Externally the rear garden has a patio/decking area, lawn and bar/office outbuilding. There is a side access gate and an area for a hot tub.

The property offers easy access to Tilehurst village centre, Tilehurst train station (direct to London Paddington), local schools, Reading town centre and M4 J12.

Council tax band - E



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1386.28 ft²
128.79 m²

Reduced headroom
0.11 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor Building 2

SUMMARY OF ACCOMMODATION:

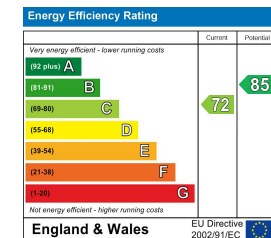
- FOUR BEDROOMS
- OFF ROAD PARKING FOR SEVERAL CARS
- EN SUITE TO MASTER BEDROOM
- DOWNSTAIRS WC
- SEMI DETACHED
- BAR/OUTBUILDING
- OPEN PLAN KITCHEN/DINING AREA
- OFFICE/UTILITY ROOM

ADDITIONAL INFO:

Approx.net floor area: 1277 sq.ft/ 118.6sq.m

Local Authority: Reading Borough Council Tax Band: E

Approx. Distances:
Tilehurst Railway Station: 0.3 Miles
M4 motorway (J12): 3 Miles



VIEWING STRICTLY BY APPOINTMENT:

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