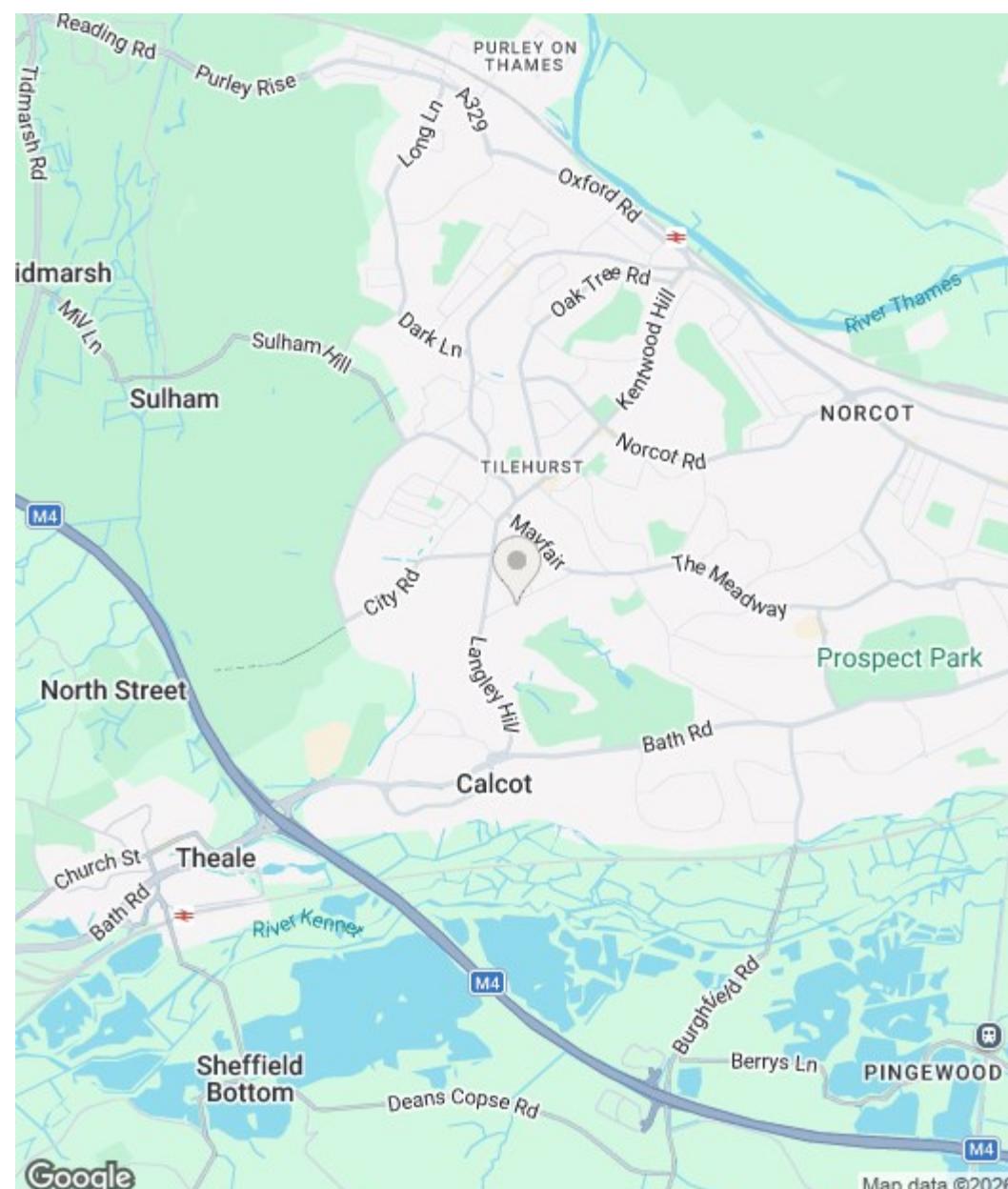




# 31 Manor Park Close Tilehurst, RG30 4PS

Guide price £750,000 Freehold



## DESCRIPTION

VP -NO ONWARD CHAIN & 360 VIRTUAL TOUR

Presented to the market is this fully renovated five bedroom detached family home with off road parking and a double garage. The property is located in a cul de sac and has excellent access to bus routes, amenities, local schools, parks and M4 Junction 12.

The accommodation comprises a hallway, shower room/WC, living/cinema room and a stunning open-plan kitchen/dining area with a separate utility room.

On the first floor there are five generously sized bedrooms providing flexible accommodation for growing families, served by two contemporary bathrooms and a bright landing.

The rear garden has side access, patio/lawn area and direct access into the garage.

Council Tax Band F (Reading Borough Council)

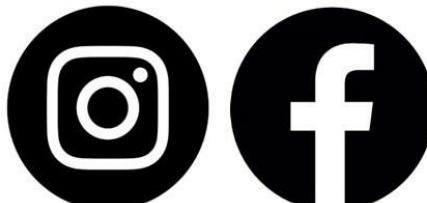
## SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- FIVE BEDROOMS
- DOUBLE GARAGE
- THREE BATHROOMS
- OFF ROAD PARKING
- 360 VIRTUAL TOUR
- CUL DE SAC LOCATION
- STUNNING DETACHED HOUSE
- DOWNSTAIRS SHOWER ROOM
- EN SUITE TO MASTER BEDROOM

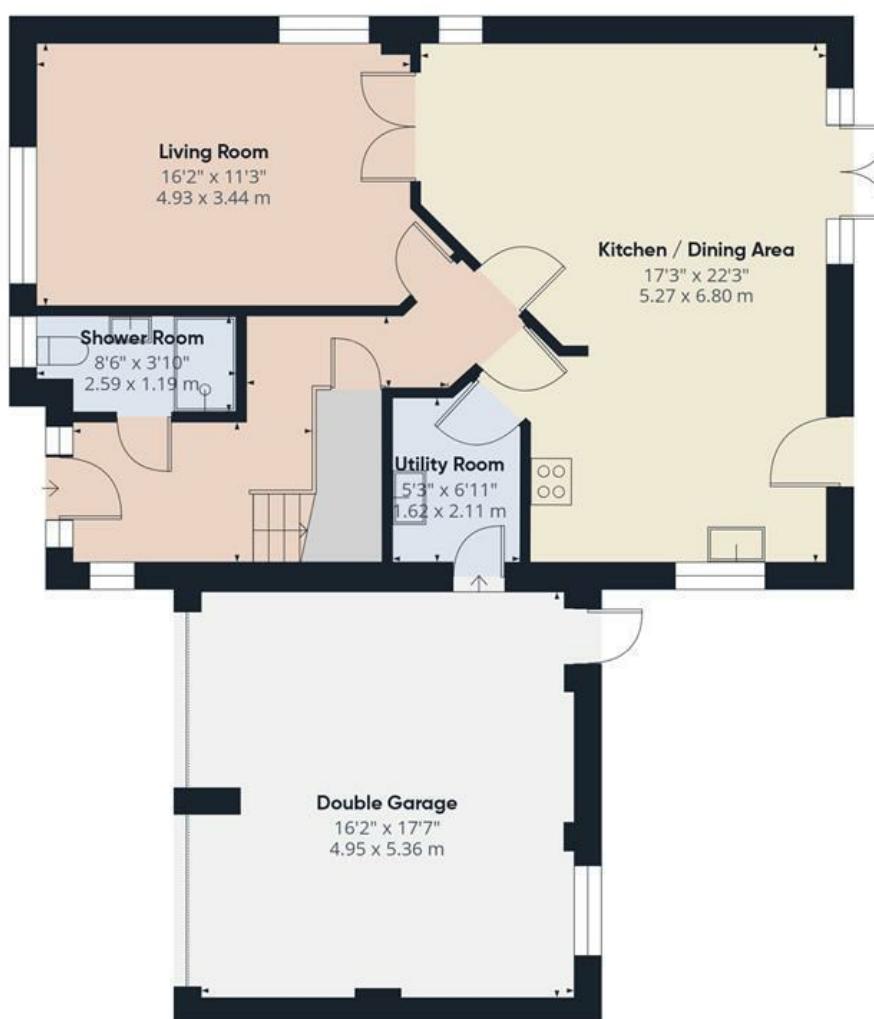
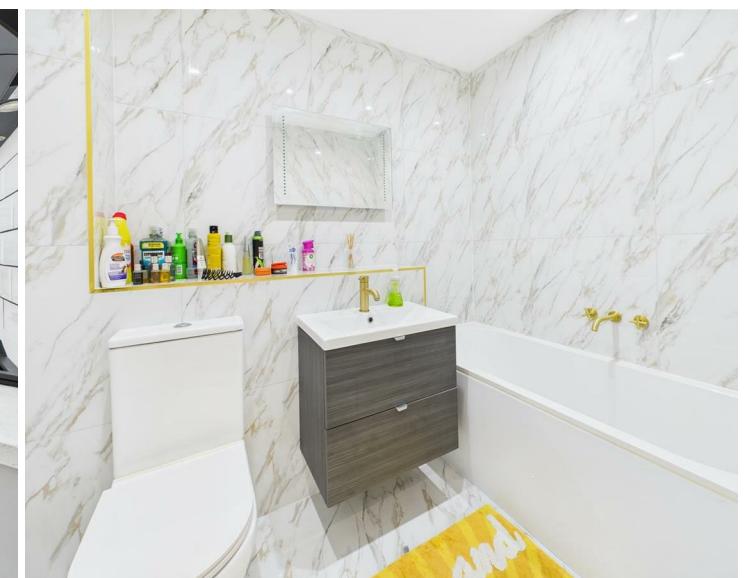
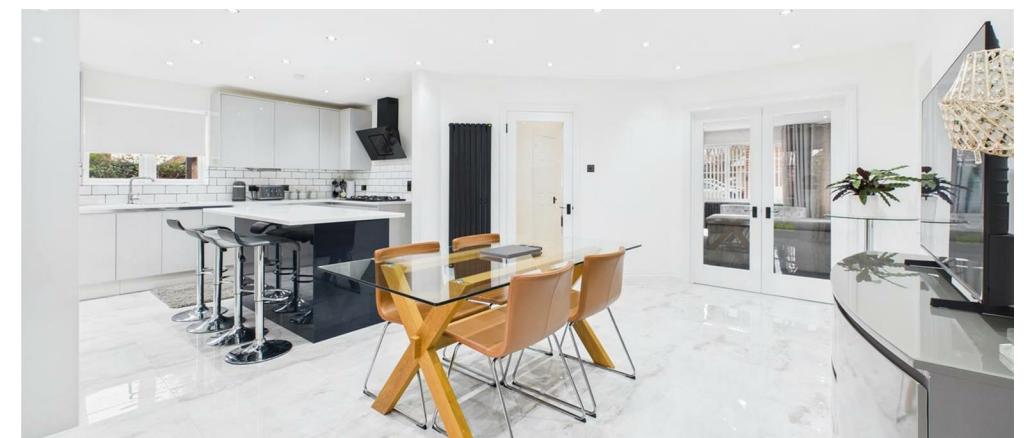
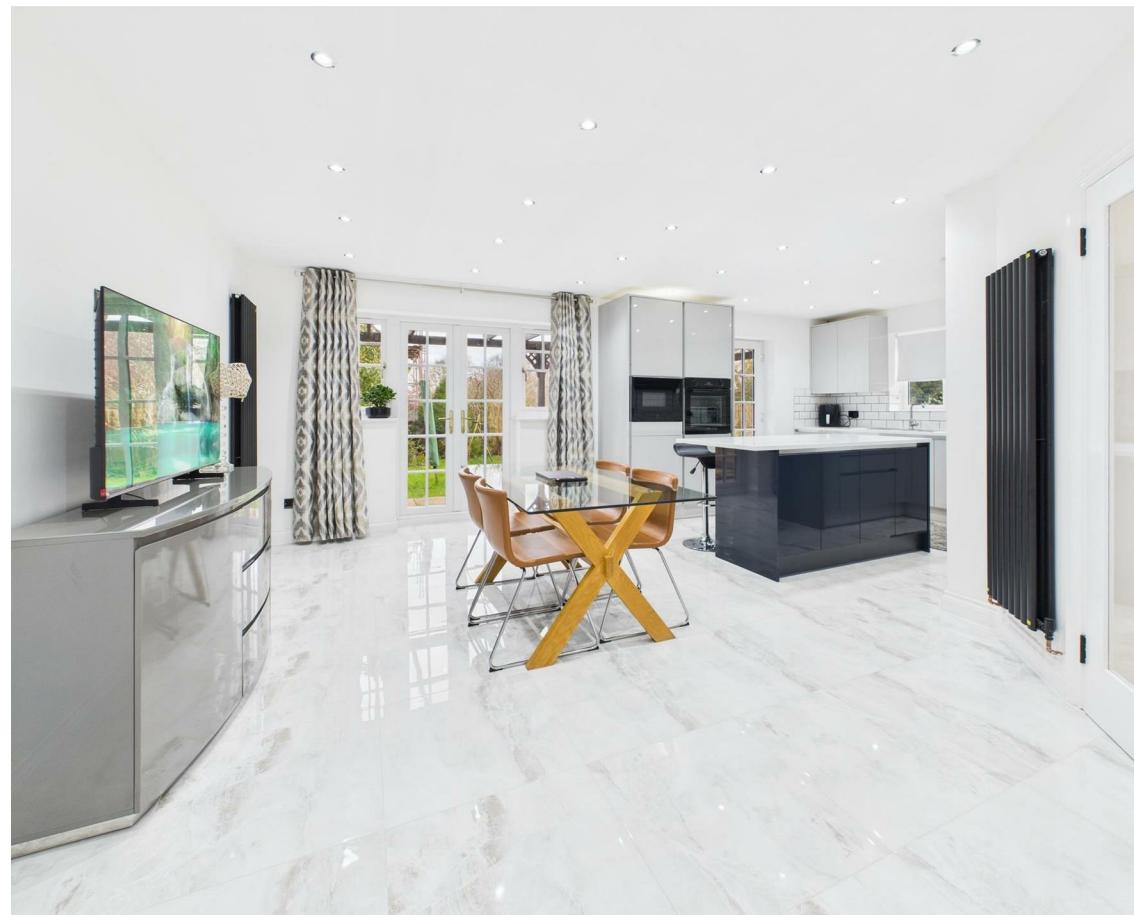
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                     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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

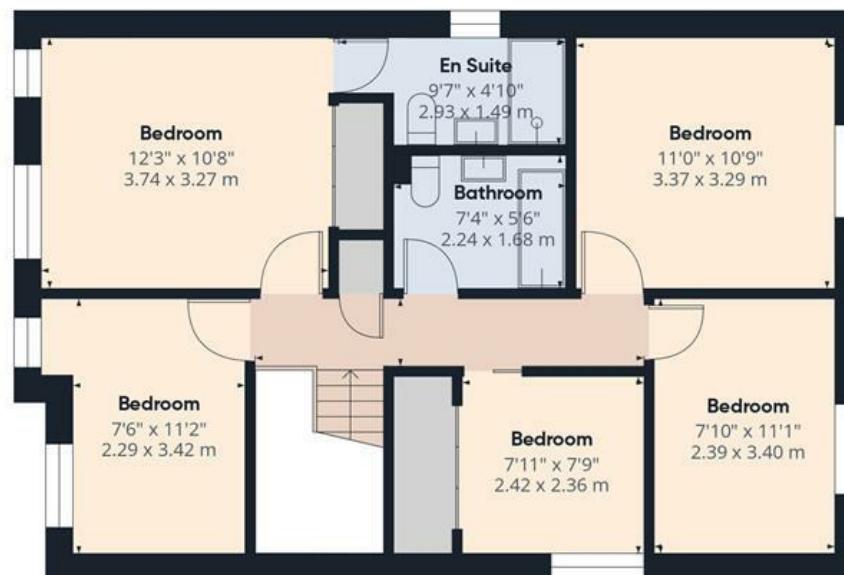
Get Social



VillageProperties.co.uk



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1664 ft<sup>2</sup>  
154.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360