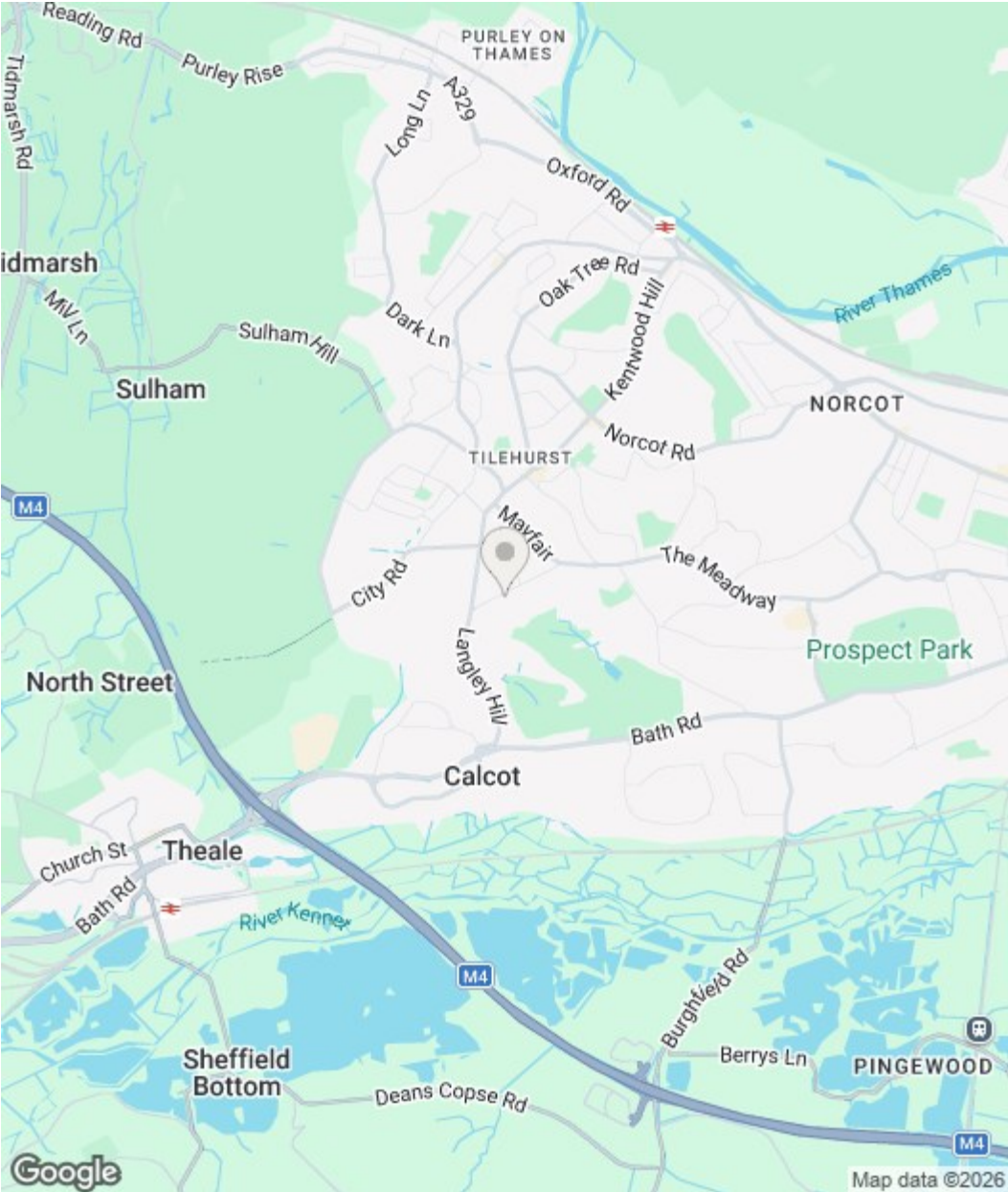




31 Manor Park Close  
Tilehurst, RG30 4PS

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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.

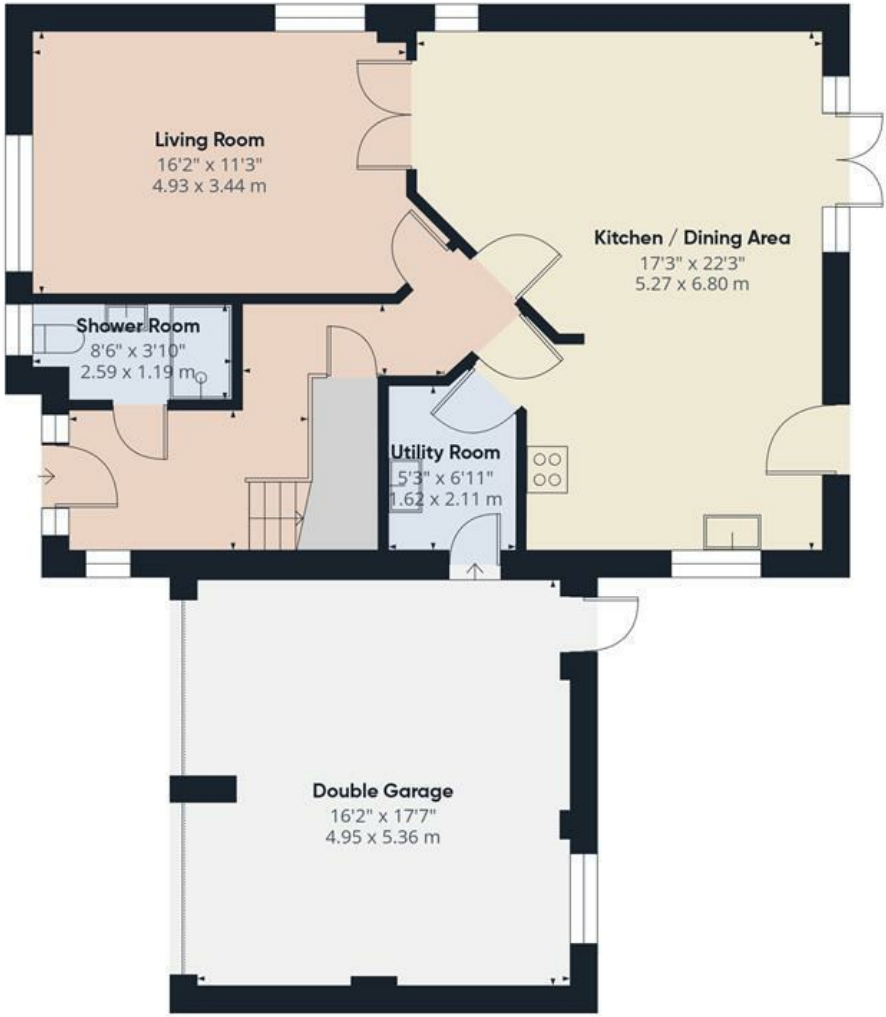
The rear garden has side access, patio/lawn area and direct access into the garage.

Council Tax Band F (Reading Borough Council)

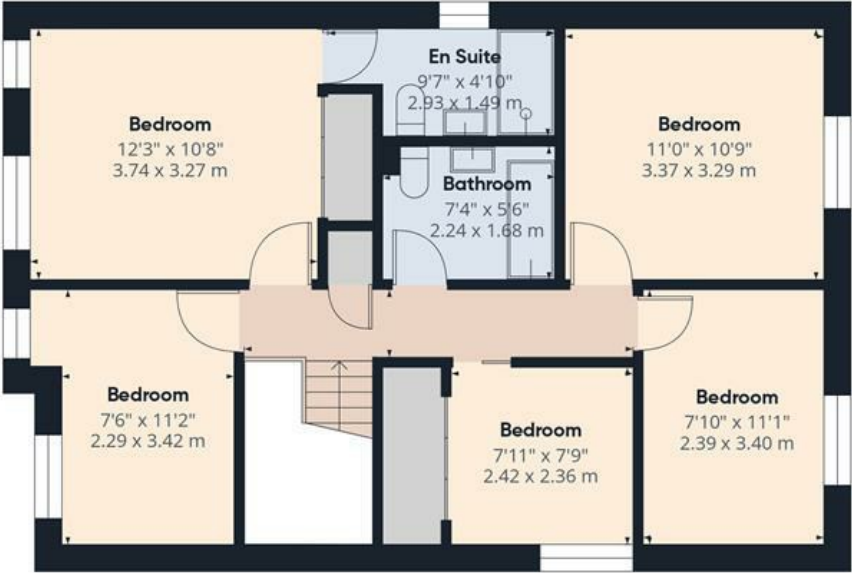
- SUMMARY OF ACCOMMODATION**
- NO ONWARD CHAIN
  - FIVE BEDROOMS
  - DOUBLE GARAGE
  - THREE BATHROOMS
  - OFF ROAD PARKING
  - 360 VIRTUAL TOUR
  - CUL DE SAC LOCATION
  - STUNNING DETACHED HOUSE
  - DOWNSTAIRS SHOWER ROOM
  - EN SUITE TO MASTER BEDROOM

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <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 |                         |           |
| 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) <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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



Ground Floor



Floor 1



Approximate total area<sup>m</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

