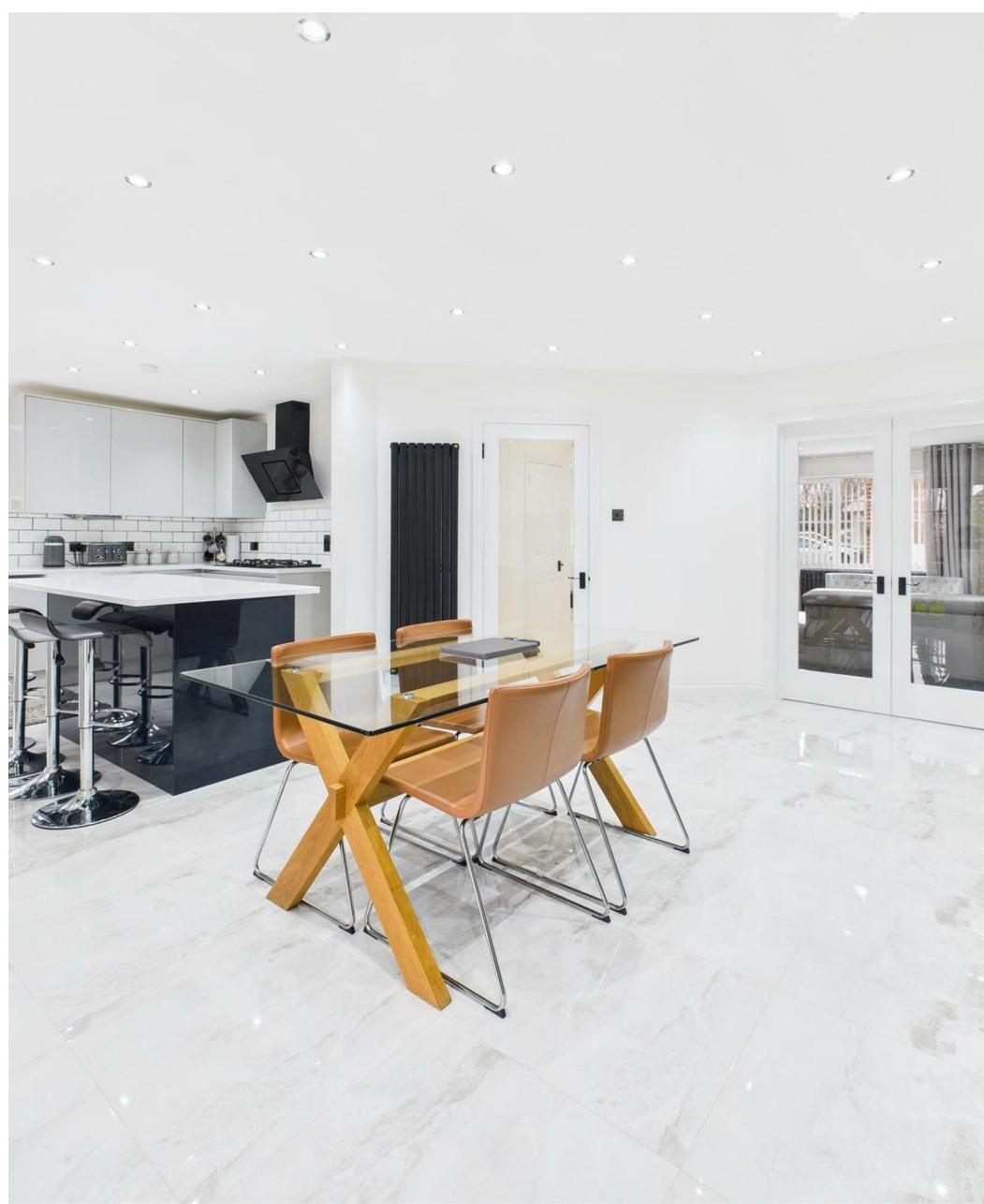




# 31 Manor Park Close Tilehurst, RG30 4PS

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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)

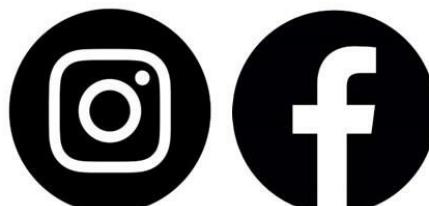
## SUMMARY OF ACCOMMODATION

- 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

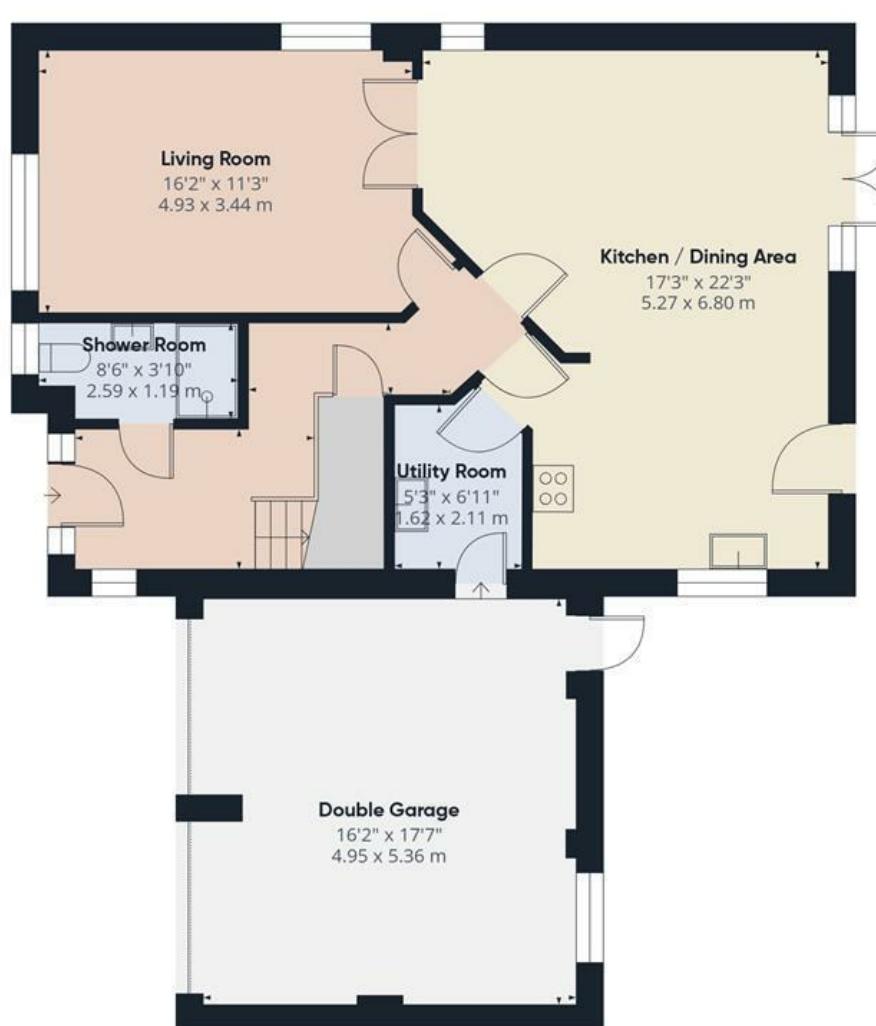
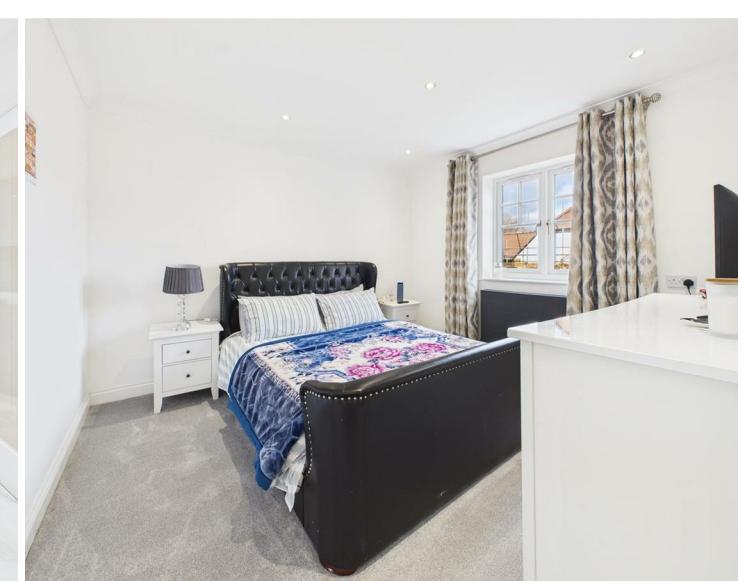
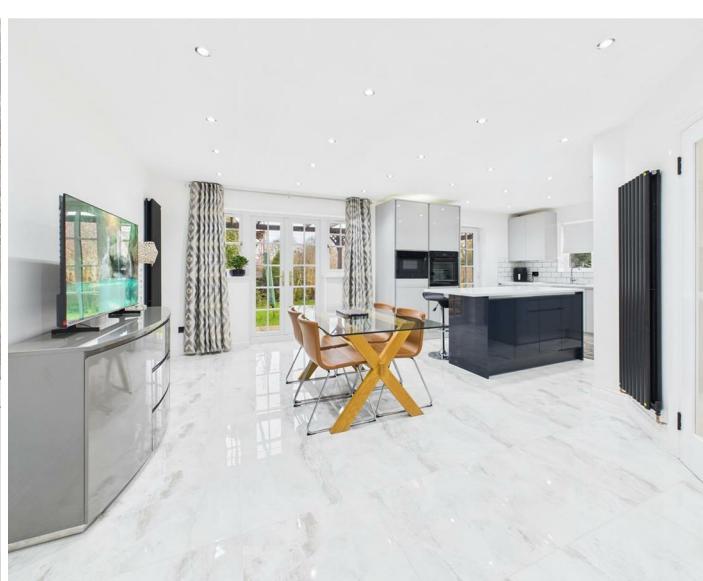
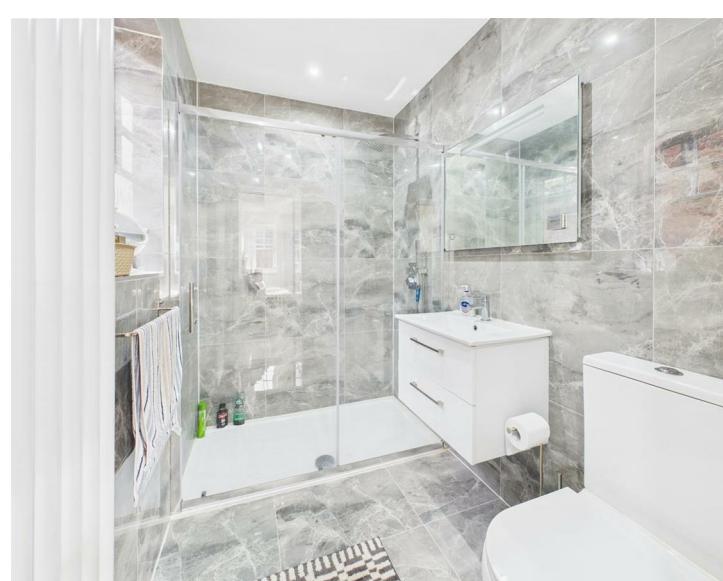
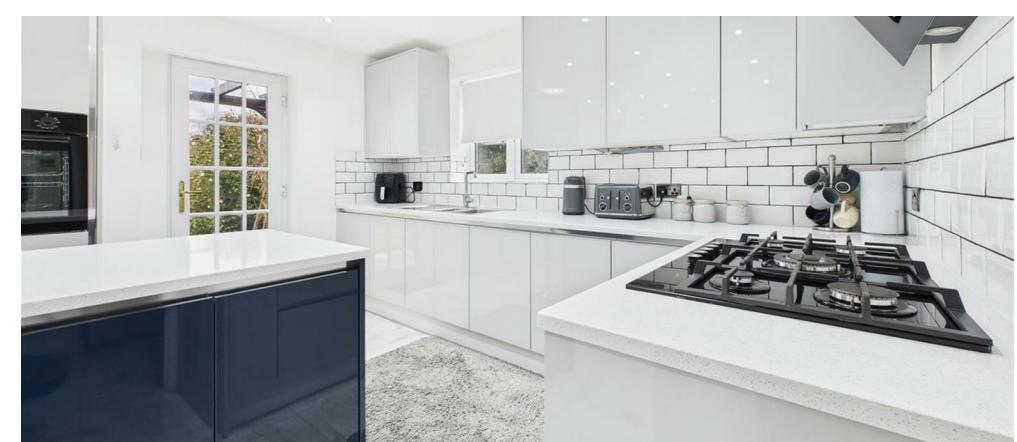
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

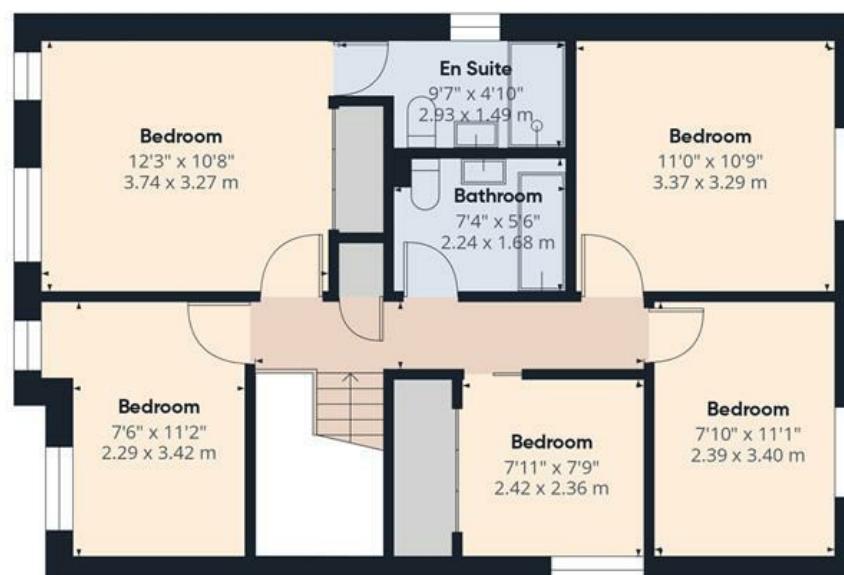
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Ground Floor



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.