

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**OAK TREE ROAD, TILEHURST
READING, RG31 6JU
Price Guide £720,000**

An imposing 1920's bay fronted detached residence occupying a large established and secluded plot backing directly onto Arthur Newbery Park located in one of Tilehurst's finest roads. The property requires modernisation throughout and provides various options to extend and enhance. No chain

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SITUATION

Oak Tree Road is regarded as one of the finest addresses in Tilehurst, approximately three miles west of Reading town centre and railway station. The property whilst requiring full modernisation occupies a fabulous established extensive secluded plot in the region of 250ft backing directly onto Arthur Newbery Park, Pangbourne is a further three miles west

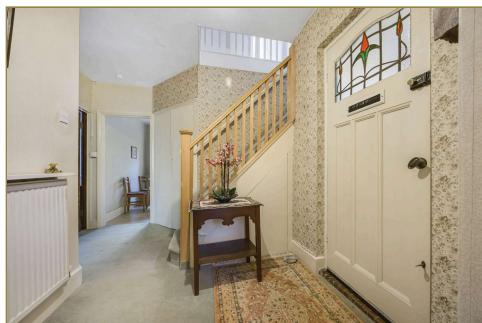
ENTRANCE

Door to enclosed entrance porch with quarry tiled step and original front door with stained glass leadlight insert to



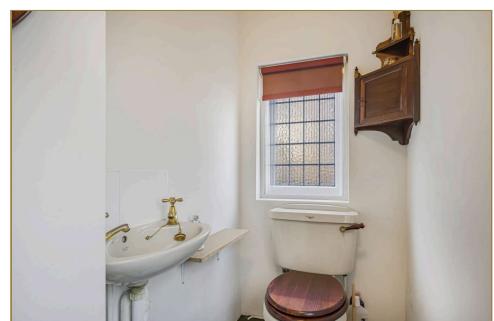
RECEPTION HALL

With radiator, staircase to first floor with understairs storage cupboard and further double built in cupboard with shelving



CLOAKROOM

With W.C., wash hand basin, fitted cloaks cupboard, radiator, dual aspect stained glass leadlight windows



LIVING ROOM

With front aspect double glazed feature bay window with central tiled fireplace with tiled surround and double mantle over with real fire facility, radiator



SITTING ROOM

With rear aspect double glazed box bay window with matching door to garden, radiator



KITCHEN/BREAKFAST ROOM

Fitted comprising single drainer non scratch sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Gas cooker point, appliance space for fridge/freezer, concealed lighting, dual aspect double glazed windows and kitchen side door. Walk in pantry with utility space for washing machine



BREAKFAST AREA with room for table and chairs, radiator, rear aspect double glazed picture window



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect leadlight window, access to loft space above



BEDROOM ONE

With front aspect double glazed bay window, two radiators, range of fitted wardrobes

**BEDROOM TWO**

With rear aspect double glazed window, radiator, ornate ornamental fireplace

**BEDROOM THREE**

With front aspect double glazed window, radiator

**BEDROOM FOUR**

With rear aspect double glazed window, radiator, built in airing cupboard housing hot water tank with slatted shelving



BATHROOM (SHOWER ROOM)

Comprising tiled shower, wash hand basin, W.C., radiator, dual aspect obscure double glazed windows

**OUTSIDE**

The property is entered via a paved driveway providing off road parking for three vehicles, leading to

**DETACHED BRICK BUILT GARAGE**

With double swing doors, with attached storage unit beyond

**FRONT GARDEN**

With steps leading to front door and enclosed front lawned garden with raised flint enclosed beds, mature hedging and evergreens together with timber fencing. Wrought iron gateway leading to the side of the property and door to integrated outside W.C. with wash hand basin



REAR GARDEN

At the rear of the property are delightful extensive established and secluded gardens predominately laid to lawn with interspersed centralised and surrounding trees, shrubs and evergreens providing year round seclusion



There is a large timber summerhouse with mid-garden paved patio area and pathway to further lawned gardens, maturing trees and rear access to Arthur Newbery Park beyond. In all the gardens extend in excess of 250ft. enjoying a southerly aspect with timber fenced enclosures



There is a paved patio area adjacent to the property with greenhouse and alternative side access front to rear via timber gate

**TENURE**

Freehold

SCHOOL CATCHMENT

Park Lane Primary School
Kings Academy Prospect

COUNCIL TAX

Band F

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ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2588-9590-2426-0875>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

