



Elsley Road, Tilehurst, Reading, RG31 6RP

£1,350,000

Walmsley



## Elsley Road, Tilehurst, Reading, RG31 6RP

A fine character unlisted detached property built in 1914 with Arts and Crafts period designs, offering space and charm, situated on a large established L-shaped plot of 0.5 acre. The property is situated in a desirable location, with a mixture of large detached residential homes on large plots, positioned close to Tilehurst train station. The area is well served with amenities, and offers good connections to Reading centre and the village of Pangbourne. The property enjoys lots of character and original features including fireplaces, wood burning stove, AGA (Gas), high ceilings and light rooms. It has been presented to an excellent standard with sympathetic modernisation and viewing is highly recommended. The property comprises: formal porch, reception living hall, cloakroom, 2 large receptions, spacious kitchen/dining room, second kitchen/utility room, conservatory, 5 bedrooms, loft room/hobby room, shower room with separate WC and Jack and Jill bathroom/ensuite.

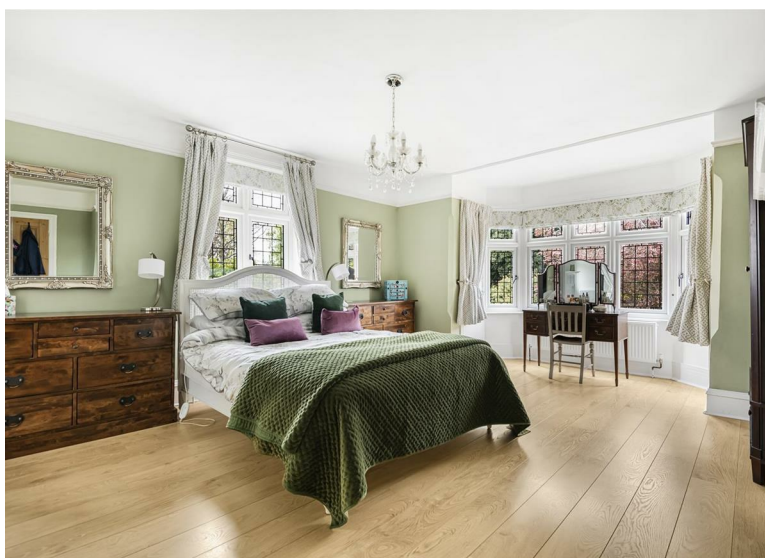
The landscaped gardens are truly wonderful and are at the side and rear of the property. There are opportunities for further outbuildings, garaging subject to permissions.

EPC rating D. Council tax band G.

### Tenure - Freehold







- Fabulous highly prized location
- Fine character property
- large plot of approximately 1/2 acre
- Good parking facilities
- 5 bedrooms
- Spacious reception room
- Impressive entrance
- Close to Tilehurst train station



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Approximate Gross Internal Area 3144 sq ft – 292 sq m  
 Ground Floor Area 1456 sq ft – 135 sq m  
 First Floor Area 1075 sq ft – 100 sq m  
 Second Floor Area 613 sq ft – 57 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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