



37 Park Lane, Tilehurst, Reading, Berkshire, RG31 5DP
Offers In Excess Of £650,000 Freehold

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Residential Sales & Lettings

- Substantial Chalet Detached House
- Dual aspect Study/Playroom
- 20' x 15' Living Room
- Four Double Bedrooms
- Sizable well tended south east facing Garden
- Spacious Entrance Hall including vaulted ceiling
- Fully tiled 4 piece Ground Floor Bathroom
- Modern 13' Kitchen opening to Dining Room
- Separate First Floor Shower Room
- Ample Driveway Parking and frontage

This substantial four bedroom Chalet Detached home of over 1800 sq ft (168 sq m) offers flexible and versatile accommodation of great proportions enhanced by great natural light throughout. Occupying an established and generous plot, the property is ideally situated on the centre of Tilehurst hence within striking distance of a wealth of amenities to include Cafes, Shops, Supermarkets, Post Office, Chemists, Doctors Surgery, Pubs, Restaurants and Take Aways as well as being on several regular Bus routes and within highly sought after Primary and Secondary School Catchments. Reading Town Centre, Calcot Retail Park and the M4 Motorway are all conveniently within a short commute.

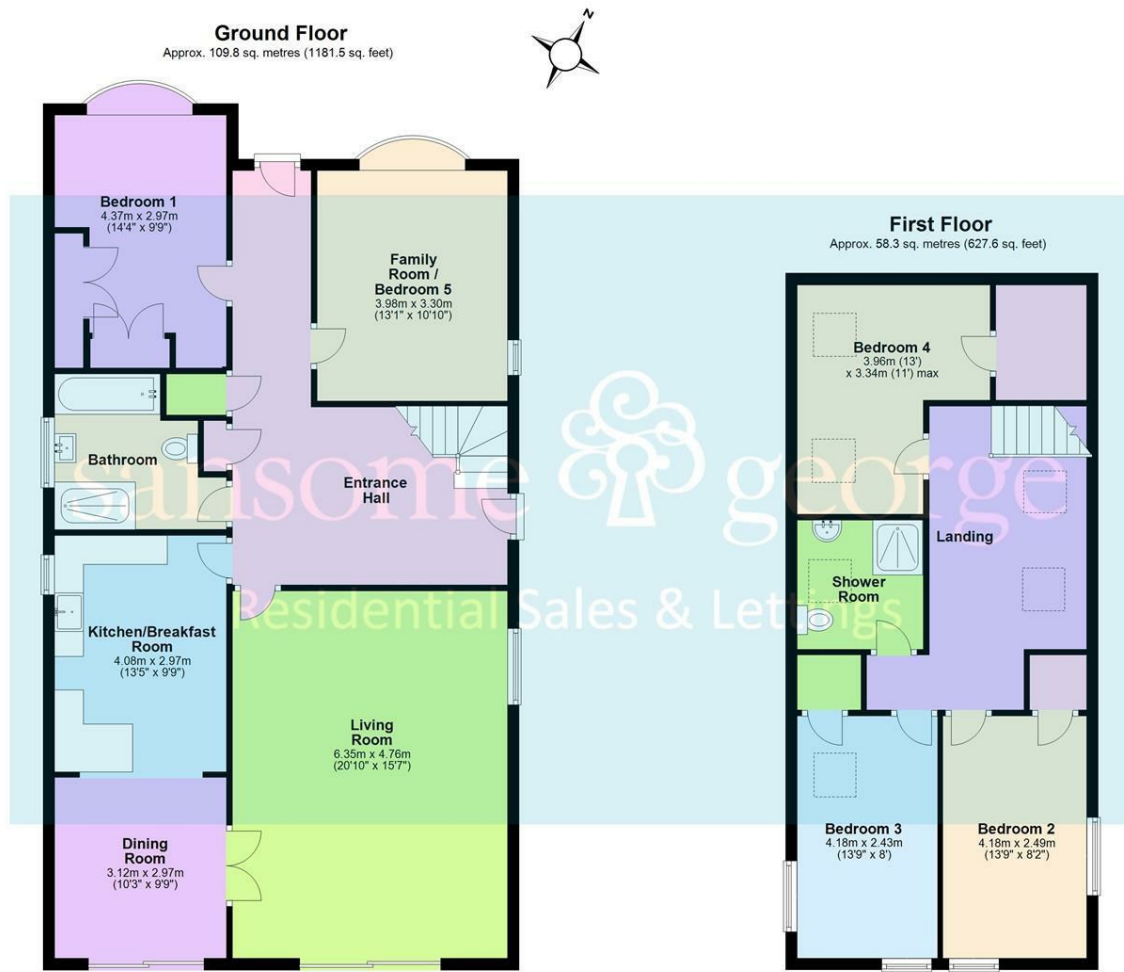
Finished and maintained to an excellent standard throughout, the property is screen behind an established trees/hedging with open gravel driveway providing parking for several vehicles with secure gated access to the side of the property. A recessed Porch over the front door opens to a generous central Hallway with an area of vaulted ceiling over side aspect courtesy door and stairs rising to a galleried First Floor Landing. With a majority of the rooms being dual aspect promoting natural light, ground floor accommodation comprises of front aspect Study/Playroom, Bedroom 1 with fitted wardrobes, a fully tiled four piece Bathroom, modern fitted Kitchen with integrated appliances to include fridge, freezer and dishwasher, ample storage and work top space incorporating Breakfast Bar. The Kitchen opens to the Dining Room with rear aspect Patio doors to Garden and double opening doors linking the sizeable 20'10" x 15'7" Living Room, also with Patio Doors to Garden. On the First Floor, the Galleried Landing has doors to 3 further well proportioned double Bedrooms all measuring in excess of 13' which are serviced by a separate WC/ Shower Room.

Outside, to the rear of the property, the lovely established and landscaped Garden is enclosed by wooden fencing and boasts a favourable south easterly aspect making it another outstanding feature of this superb home. A practical gravel area with storage shed/workshop (with light and power) to the side of the property opens to a large paved patio spanning the rear of the property with steps up and paved path to a well tended lawned garden with various shrubs, mature trees and flower beds with a handy second Garden Shed.

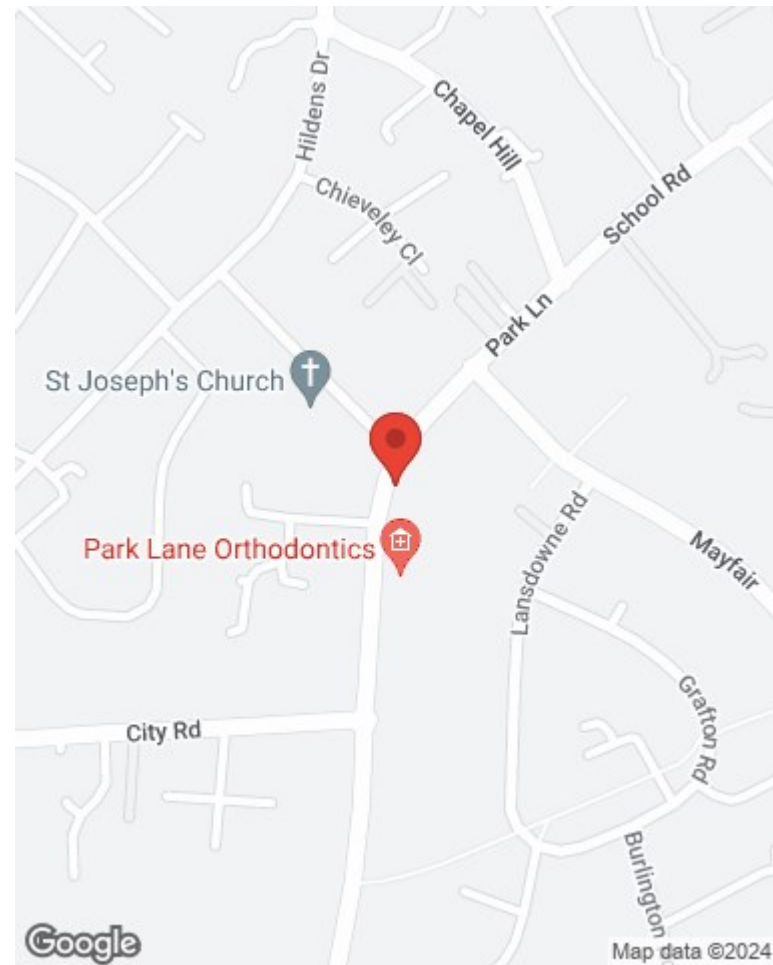
Properties of this caliber rarely come to the open market hence early interest is anticipated. Please contact Sansome & George Estate Agents to discuss this excellent home in more detail of to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band D





Total area: approx. 168.1 sq. metres (1809.2 sq. feet)



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	80

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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