



10 Blagrove Rise, Tilehurst, Reading, Berkshire, RG31 4SF
Guide Price £650,000 Freehold

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Residential Sales & Lettings

- 5 Bedroom Detached Home
- 11' Study/ Dining Room
- Modern Fitted Kitchen
- 2 En-Suite Shower Rooms
- Landscaped Rear Garden
- 18' Sitting Room
- 26' Conservatory/ Living Area
- Ground Floor WC
- Stunning Modern Bathroom
- Double Garage & Driveway Parking

Boasting spacious and well proportioned accommodation arranged over 3 floors and finished to an excellent standard throughout, this extended Bryant built home of the desirable 'Richmond' design is ideally located in very tucked away position at the foot of an elevated and well regarded cul-de-sac just off Langley Hill in Tilehurst. This favorable location does not only give a high level of seclusion but is also within close proximity of local Shops, regular Bus Services, green spaces to include woodland and countryside as well as being within catchment of sought after Primary & Secondary Schools to include the highly regarded 'Little Heath'. Both Reading Town Centre and Junction 12 of the M4 Motorway with Calcot Retail Park each within 10 minutes commute by car.

Beautifully presented throughout, this handsome property is approached via composite Front Door with canopy over opening to a central Entrance Hall with stairs rising to the First Floor and doors to Reception Rooms, Kitchen and a handy Cloakroom. The separate Reception Rooms comprise of front aspect 11' Study/ Dining Room and a separate 18' front aspect Sitting Room with French Doors opening to a superb versatile 26' Conservatory spanning the rear of the property which in turn opens to a stunning contemporary Kitchen with integrated appliances to include two spot electric 'Aga'. A door from the Kitchen leads to a practical Utility Room. On the First Floor, the spacious front aspect Landing services 4 'good sized' Bedrooms in each corner of the property, all measuring in excess of 10' with 1 En-suite Shower Room plus a stunning fully tiled re-fitted modern Bathroom including freestanding designer Bath. A staircase from the Landing leads up to a professionally converted Loft space to provide a 17' Bedroom with En-suite Shower Room to include twin basins.

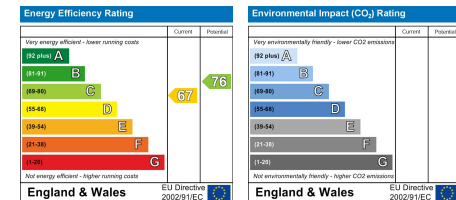
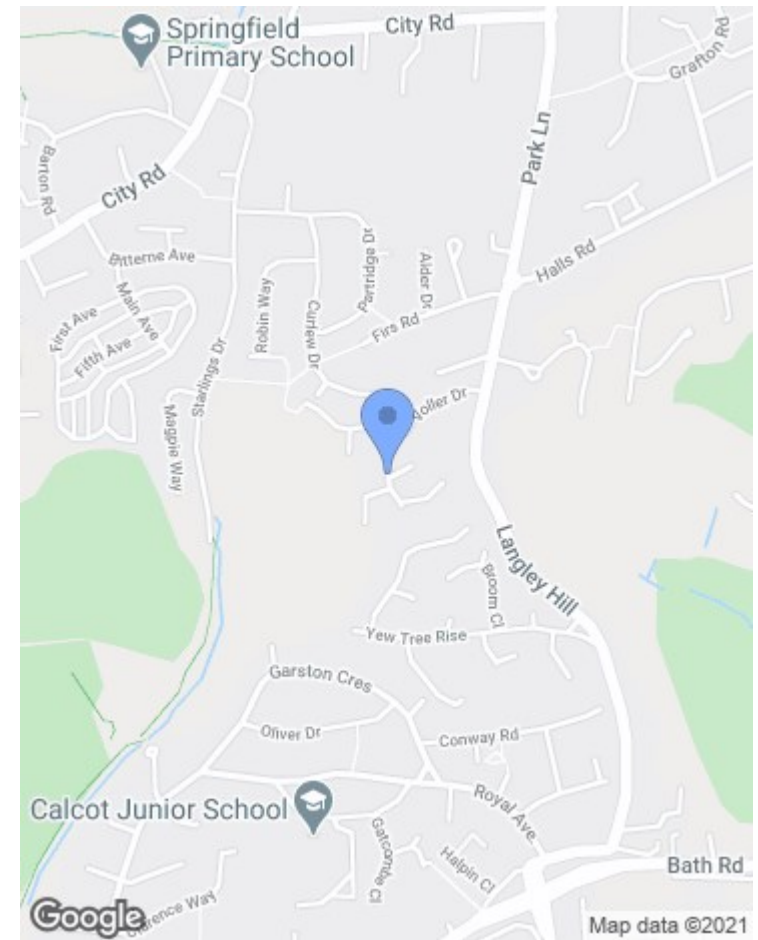
Outside, Gardens surround the property with secure gates to either side. The Rear Garden enjoys a high level of seclusion and consists of paved patio, lawn with planted flower/shrub beds and a full length vegetable plot, all enclosed by picket fencing. To the front of the property, the lawned Garden is approached via Driveway providing parking for 2 vehicles to the front of the Double Garage with twin up and over doors, light and power.

This outstanding property with a practical layout and deceptively spacious accommodation is presented in superb condition throughout and therefore must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.





Total area: approx. 160.5 sq. metres (1728.1 sq. feet)



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