

Elstree Close, Tilehurst, Reading, RG31 6LG



£735,000 Freehold

Completely Reading.

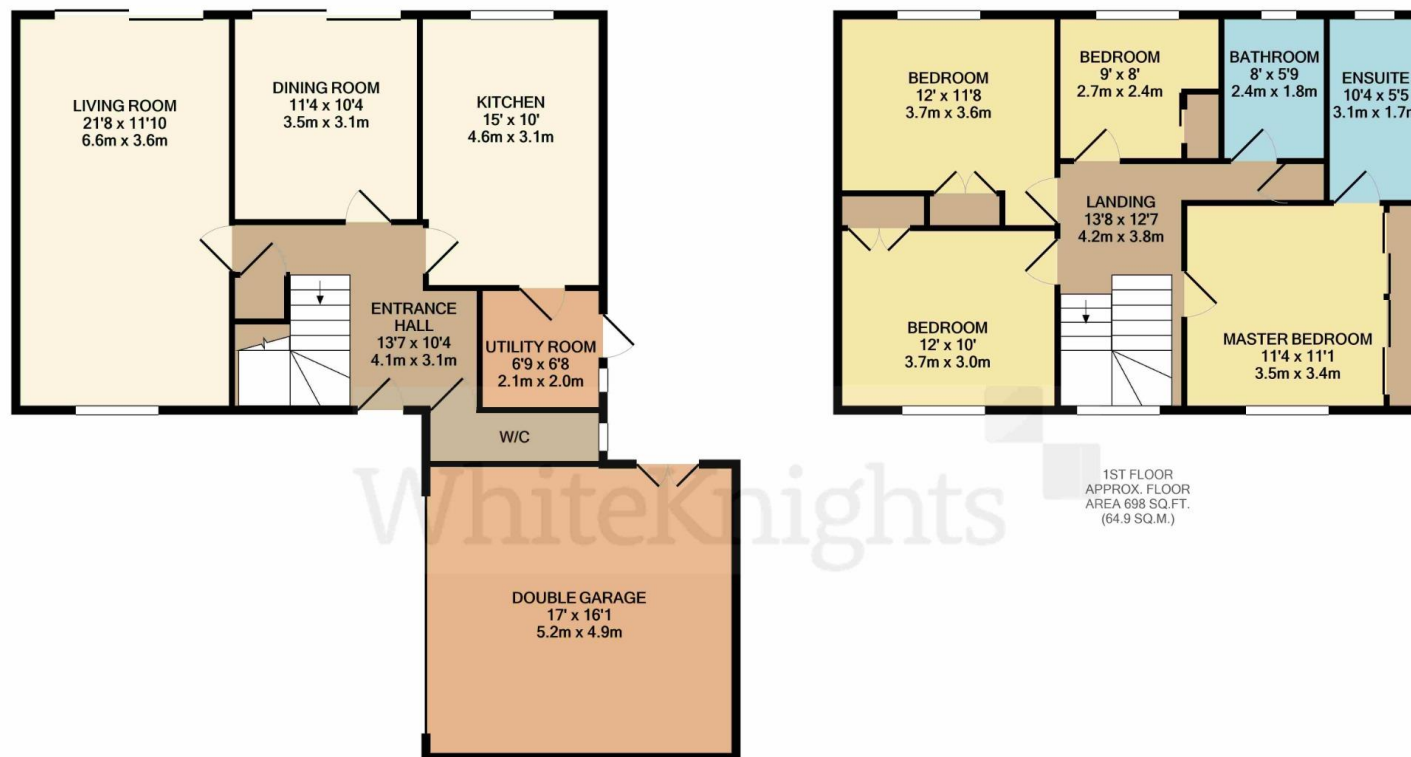


- Detached Property
- Four Bedrooms
- 21ft Living Room
- 11ft Dining Room
- Master Bedroom With En-suite
- Double Garage
- Cul-de-sac Location
- Well Presented Garden
- Council Tax Band F



Situated in this much sought after cul-de-sac in Tilehurst is this spacious detached property within easy reach of Tilehurst village centre, public transport links to Reading Town Centre and other local amenities.

The property boasts a 21ft living room with open fireplace log burner, UPVC double doors leading to rear garden, 11ft dining room with double glazed sliding doors to rear garden, modern 15ft kitchen with ample work surface space for appliances, utility room and WC. On the first floor is a master bedroom with built-in wardrobes and en-suite shower room, two further double bedrooms, a 9ft bedroom and family bathroom. To the rear of the property is a privately enclosed garden with patio area leading to lawn which is well presented. The property also benefits from a double garage which can be accessed from the side.



GROUND FLOOR
APPROX. FLOOR
AREA 999 SQ.FT.
(92.8 SQ.M.)

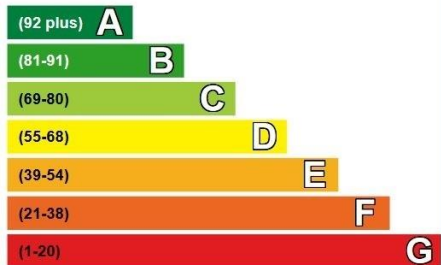
ELSTREE CLOSE
TOTAL APPROX. FLOOR AREA 1697 SQ.FT. (157.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	83
65	

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The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



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