



Blackthorn Close, Tilehurst, Reading, RG31 6ZY

£765,000

Walmsley

# Blackthorn Close, Tilehurst, Reading, RG31 6ZY

A truly impressive, 5 bedroom detached built by David Wilson and set in a sought-after Tilehurst cul-de-sac within minutes of Sulham Woods and excellent schools. The immaculately, refurbished accommodation spans impressive entrance hall, WC, 26ft sitting room, 27ft refitted kitchen/dining room with integrated appliances and bi-fold doors, study, utility, landing, en-suite shower to principle bedroom, guest bedroom/2 with en-suite facility, three additional bedrooms and a separate family bathroom suite. Externally the property benefits from a well-tended landscaped rear garden, boasting raised railway sleeper borders, a generous patio seating area and lawn. Further benefits include driveway parking for 2/3 cars and an integral garage.

Located on the edge of open countryside, the property falls within the catchment area for well-regarded primary and secondary schools. Tilehurst Train Station offering direct services to Reading Mainline, London Paddington, and Oxford along with Tilehurst Village, are both situated approximately 1.5 miles away. Regular bus routes also provide convenient access to Reading town centre, just four miles to the east.

EPC - C  
Council tax band - G

## Tenure - Freehold



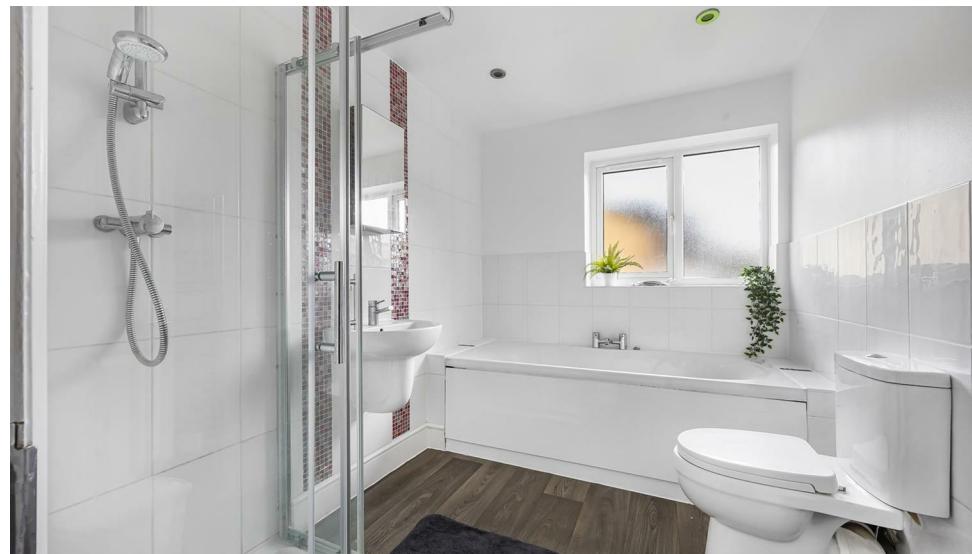


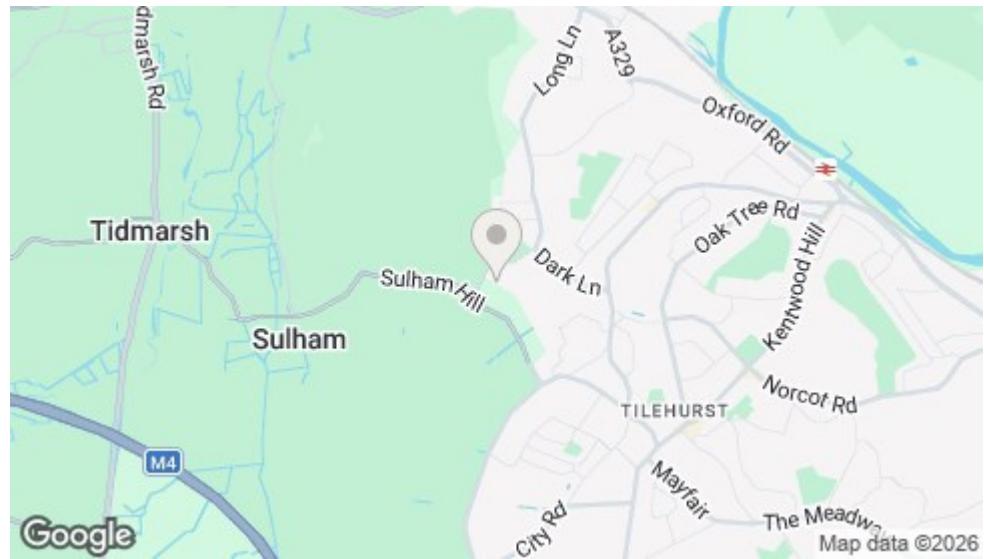
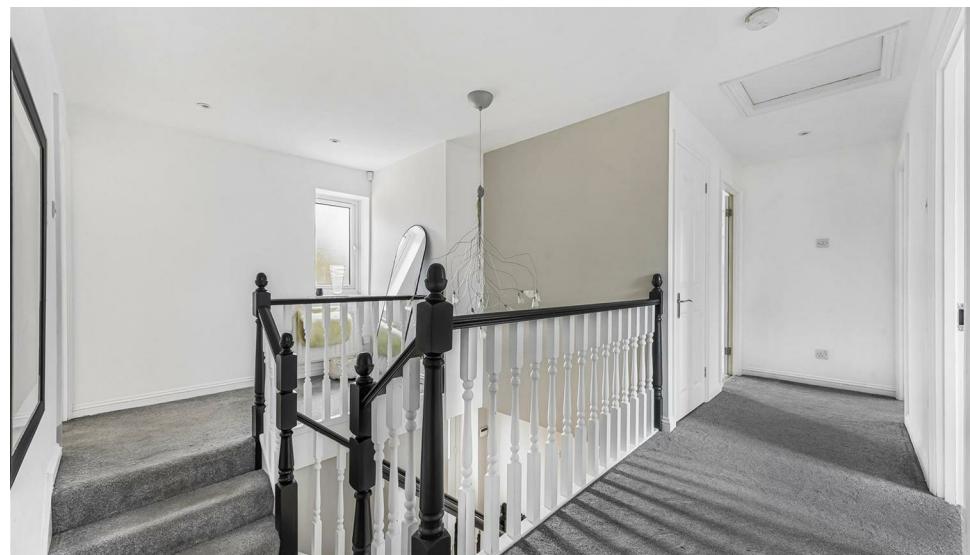
- Over 2200 square feet
- Detached
- Cul-de-sac
- 5 bedrooms
- 27ft kitchen/dining room
- Close to Tilehurst centre
- Abutting Sulham Woods
- EPCC



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**Approximate Gross Internal Area 2202 sq ft - 204 sq m  
(Including Garage)**

Ground Floor Area 1026 sq ft - 95 sq m

First Floor Area 1092 sq ft - 101 sq m

Garage Area 84 sq ft - 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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