

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **CHURCH END LANE, TILEHURST READING, RG30 4UP**

**£415,000**

A 1930's three bedroom semi detached home extended to the rear to provide a larger kitchen and offering a delightful rear garden. The property requires some updating throughout and is well located close to Moorlands Primary School and Meadway Park. No onward chain

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**AREA**

Church End Lane is a popular road within Tilehurst and is well situated near to Moorlands Primary School and nearby Meadway Park - Frequent bus services provide good access to Reading Town Centre, approx. three miles away, and Tilehurst Village is only an approx. 15 minute walk, offering a range of shops, supermarkets, cafés, pubs and restaurants. Tilehurst Train Station, with links to Reading mainline to London Paddington and the Elizabeth Line is just over one mile away. The M4 motorway and Calcot Retail Park, including IKEA and Sainsbury's, are just over two miles away

**ENTRANCE PORCH****ENTRANCE HALL**

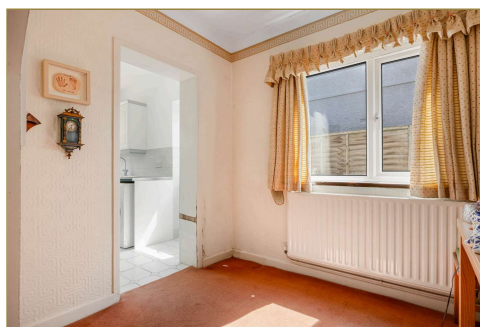
Stairs to first floor, understairs cupboard including fuse box with window

**LIVING ROOM**

Front aspect bay window, feature stone fireplace, radiator

**DINING/FAMILY ROOM**

This room covers the full width of the house and has double doors leading to patio and garden, fireplace for electric fire, radiator



Through to:

**KITCHEN**

Fitted to comprise: worktops with one and a half bowl sink unit, range of cupboards and drawers, space for cooker, radiator, appliance space for washing machine, tiled floor, rear aspect



**STAIRCASE TO FIRST FLOOR**

Side aspect, hatch to loft



**BEDROOM ONE**

Front aspect, radiator, original fireplace



**BEDROOM TWO**

Rear aspect, radiator, original fireplace, cupboard housing hot water cylinder and gas boiler ( replaced 2025)

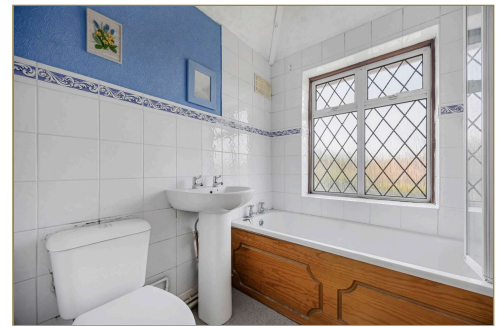


**BEDROOM THREE**

Rear aspect, radiator

**BATHROOM**

Three piece suite comprising: panelled bath with separate shower, W.C., pedestal wash hand basin, chrome towel radiator, tiled surrounds, front aspect



**REAR GARDEN**

To the rear of the property is a delightful garden approx. 60ft in length, shaped to include an array of flower and shrub borders with semi mature trees. Includes a useful shed and summerhouse to rear boundary. Outside tap



**OUTSIDE**

To the front is a driveway providing off road parking with lawn area, side gate to rear garden

**SCHOOL CATCHMENT**

Moorlands Primary School  
Kings Academy Prospect

**COUNCIL TAX**

Band D

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

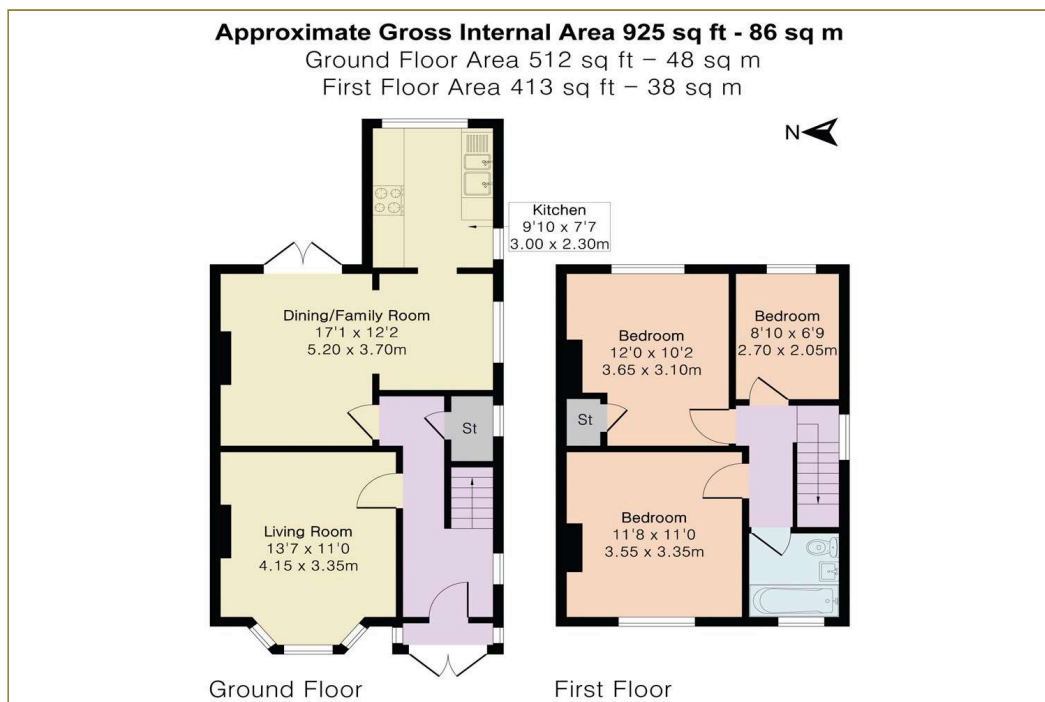
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/2300-4726-0622-0629-3663>

**FLOOR PLAN**

These floor plans are for guidance purposes only and are not to scale



### LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

