



The Badgers, 103 Langley Hill, Tilehurst, Reading, RG31 4EH
£895,000 Freehold

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Residential Sales & Lettings

- 5 Bedroom Detached Home
- Modern Fitted Kitchen Breakfast Room & Living Room
- 2 Sets Of Bi-fold Doors To Rear Garden
- Walk in Wardrobe to Bedroom 1
- Impressive Landscaped Garden With Water Feature & Contemporary Veranda
- Front to Rear Spacious Lounge/Diner & WC
- Utility Room & Ground Floor Shower Room
- 4 En Suites & Family Bathroom
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Ample Driveway Parking & Attached Garage

This exceptional detached home has been extensively upgraded and extended to create a spacious, contemporary living environment perfectly suited to modern family life. Finished to a high standard throughout, the property offers a superb balance of style, comfort and practicality.

Inside, the home provides five generously sized bedrooms, with four enjoying their own en-suite facilities, in addition to a beautifully appointed family bathroom. The ground floor also benefits from a convenient wet room and cloakroom. The heart of the property is the impressive kitchen and breakfast area, which flows effortlessly into a large open plan living and dining space, ideal for both everyday living and entertaining. A separate reception room off the entrance hall adds further flexibility, whether used as a lounge, office, or playroom.

The rear garden has been thoughtfully landscaped to create a stunning outdoor retreat. Designed with both relaxation and visual appeal in mind, it features a striking water feature, raised planting areas, and a stylish veranda leading onto a west facing terrace, perfect for enjoying the afternoon and evening sun.

Additional highlights include a generous driveway, underfloor heating and double glazing throughout. The property is also well equipped with modern technology, including a full security camera system, integrated ground floor speakers, wired broadband and TV points in every room and two Wi-Fi access points.

Altogether, this is a beautifully designed and well appointed home offering impressive space, high quality finishes and excellent functionality both inside and out.

Offered for sale with the added advantage of no onward chain. Please contact Sansome & George Tilehurst office to arrange an appointment to view.

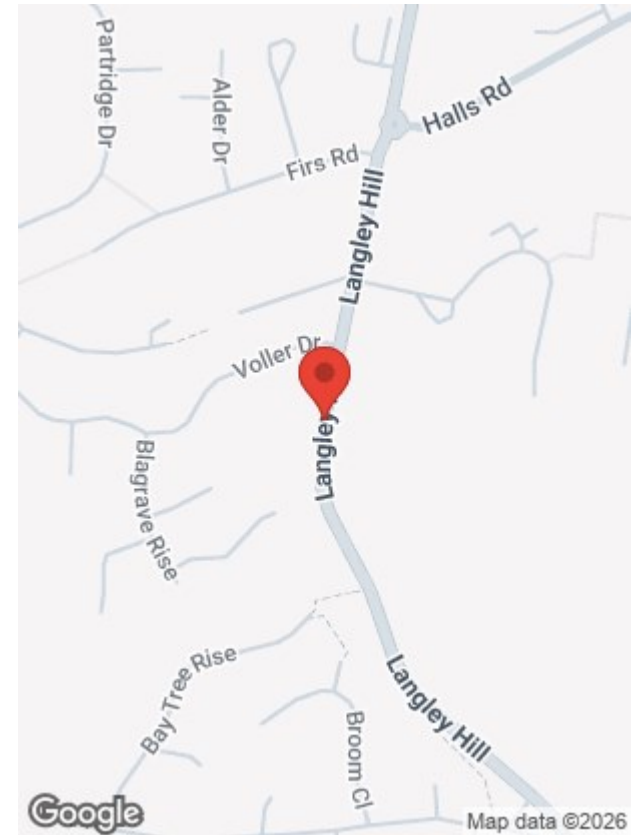
Council Tax Band F - West Berkshire.



Approx Gross Internal Area
235 sq m / 2529 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	73	79

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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