



Ashwood Close, Tilehurst, Reading, RG31 4EX

£510,000

Walmsley

## Ashwood Close, Tilehurst, Reading, RG31 4EX

A beautifully presented, extended property located in this popular cul-de-sac location. The light and airy accommodation comprises; entrance hall, WC, 20ft sitting room, study, open plan kitchen/dining/family room, three double bedrooms and modern family bathroom.

Externally property boast off road parking, side access, a private/enclosed rear garden and detached double garage. Further benefits include UPVC double glazing throughout and gas central heating.

Located on close to 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 - D

<https://moverly.com/sale/CpAkU8bn5wapelChDf4beG/view>

\*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

## Tenure - Freehold





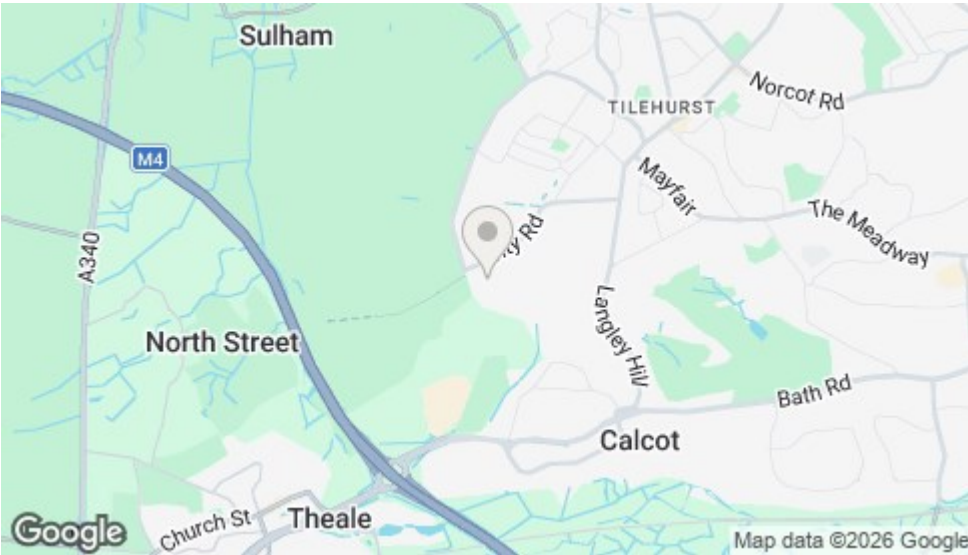
- Open-plan kitchen/dining room
- Cul-de-sac location
- Detached double garage
- Private/enclosed rear garden
- Beautifully presented
- Turnham Farms location
- Extended
- Three double bedrooms



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**Approximate Gross Internal Area 1639 sq ft - 153 sq m  
(Including Garage)**

Ground Floor Area 846 sq ft - 79 sq m

First Floor Area 502 sq ft - 47 sq m

Garage Area 291 sq ft - 27 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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