



6 Larissa Close, Tilehurst, Reading, RG31 6LE
£560,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Detached House
- Rear Garden Adjoining Arthur Newbery Park Behind
- Entrance Hall With Cloakroom
- Modern Fitted Kitchen
- Integral Garage And Driveway Parking
- Sought After & Convenient Cul-De-Sac Location
- Less Than 1 Mile From Tilehurst Train Station
- 2 Separate Reception Rooms
- En-suite Shower Room To Bedroom 1
- UPVC double glazing (installed December 2024) & GRCH

A rare opportunity to purchase this sought after detached house occupying a tucked away position in a small cul-de-sac just off Armour Road and directly abutting Arthur Newbery Park behind hence boasting a favourable leafy green outlook to the rear. This desirable location is conveniently situated within approximately 10 minutes walk of Tilehurst Village with a range of shops, pubs, restaurants and cafes plus regular bus services and also within 1 mile of Tilehurst Train with links to London Paddinton, Reading Mainline, Oxford and Didcot.

Offering 1265 sq. ft. (118 sq. m.) of well proportioned accommodation (to include the integral garage), the front door opens to a central entrance hall with stairs rising to the first floor and doors to all ground floor rooms. These comprise of cloakroom, front aspect dining room, separate living room with contemporary wood burner and French doors opening to the rear garden. Both rooms feature stripped wood engineered flooring. The rear aspect kitchen is well appointed with a range of units and includes integrated dishwasher plus a useful breakfast bar. On the first floor, a the spacious landing services four separate bedrooms and a three piece family bathroom. Bedroom 1 features an en-suite shower room and views over Arthur Newbery Park behind.

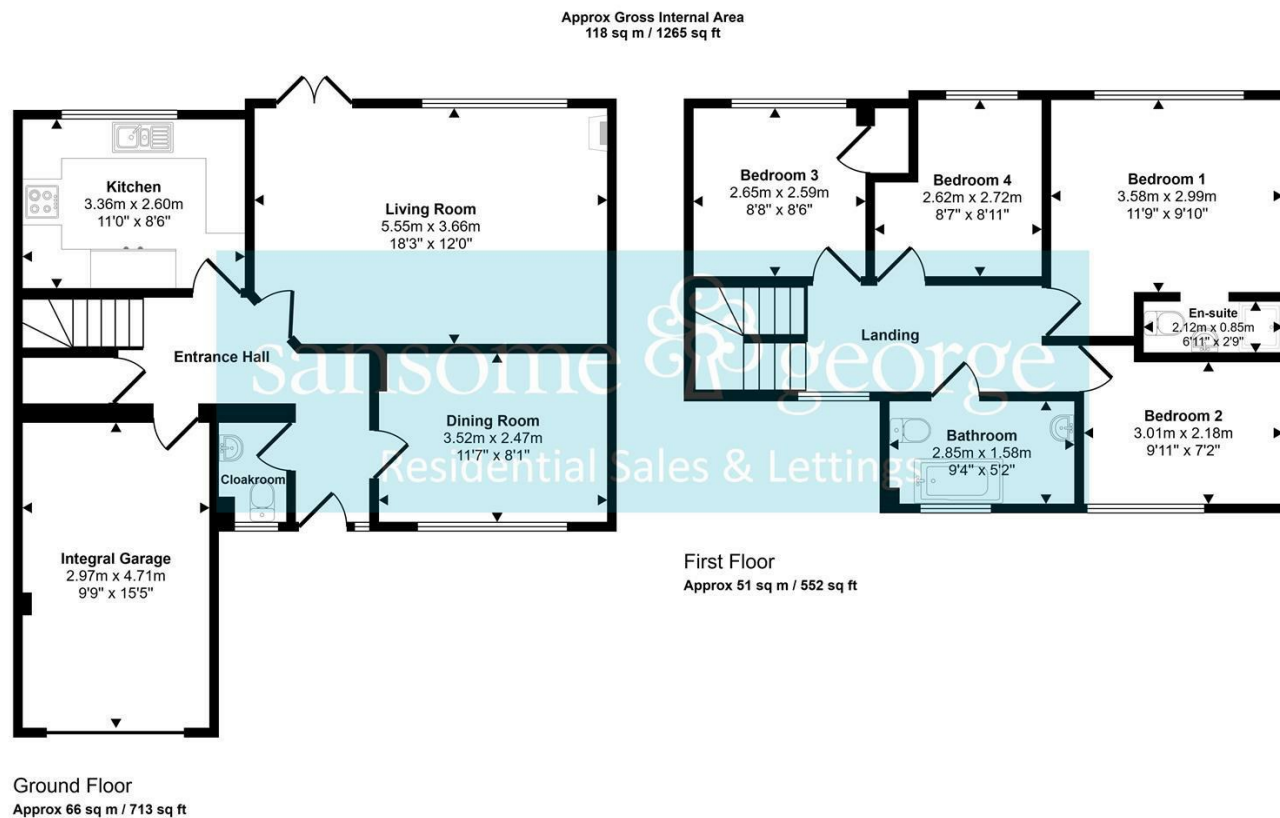
Outside, the enclosed rear garden is an other notable feature of this fine home. A paved patio spans the rear of the property and adjoins a lawned garden with planted flower shrub beds and a secondary paved patio seating area. A secure gate to the rear opens to the Park behind and side access leads to the front of the property where a driveway provides parking for 2 vehicles and access to the garage. There is also a front garden with fruit tree behind a brick wall.

Complemented by UPVC double glazing (installed 2024) and gas fired central heating to radiators, this sought after home must be seen to be truly appreciated. Being in such a desirable position, early interest is anticipated.

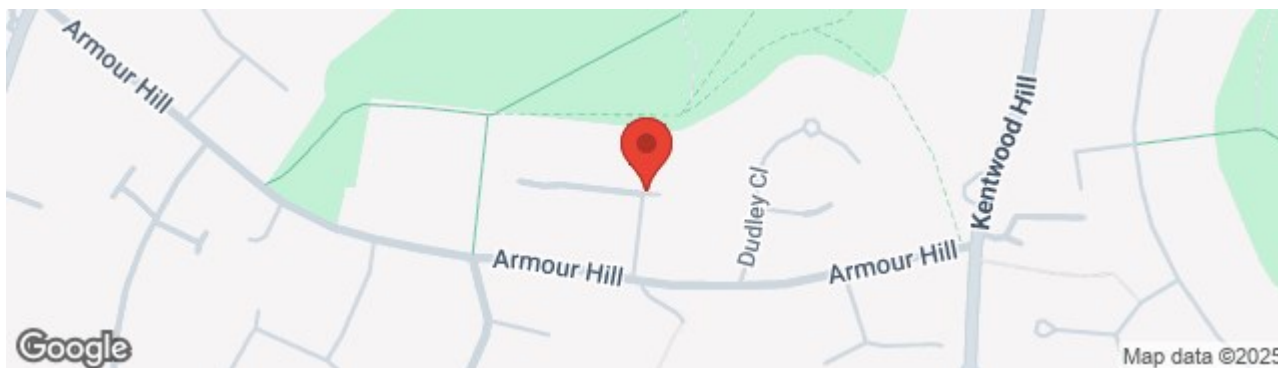
To arrange a viewing appointment at your earliest convenience or to discuss the property in more detail, please contact Sansome & George Estate Agents.

Reading Borough Council - Band E





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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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