



77 Oak Tree Road  
Tilehurst, RG31 6LA  
Guide price £825,000 Freehold



VP - Located on Oak Tree Road in Tilehurst, Reading, this impressive detached house offers a perfect blend of comfort and versatility. With three spacious reception rooms, this property is ideal for both family living and entertaining guests. The ground floor features a welcoming living room, dining room, a convenient WC, and a well-appointed kitchen/breakfast room, providing ample space for everyday activities.

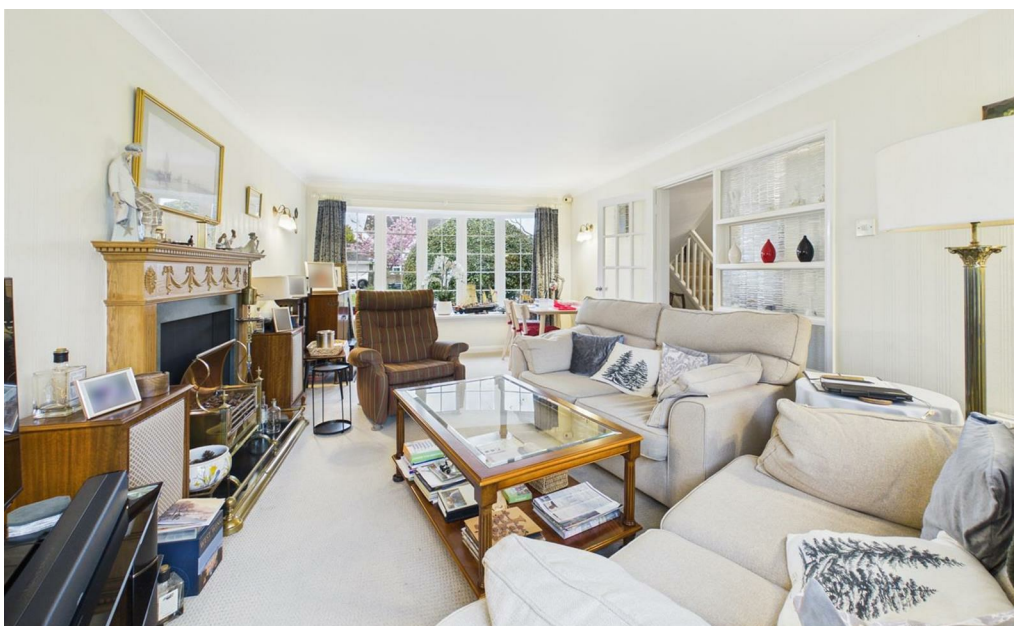
The first floor boasts four well-proportioned bedrooms, including an en suite bathroom, alongside a separate family bathroom. This thoughtful layout ensures privacy and convenience for all family members. Additionally, the property includes a double garage and a versatile studio or office space above, perfect for those who work from home or require extra storage.

The enclosed rear garden offers a tranquil outdoor space, ideal for relaxation or family gatherings, while the ample off-road parking accommodates up to several vehicles.

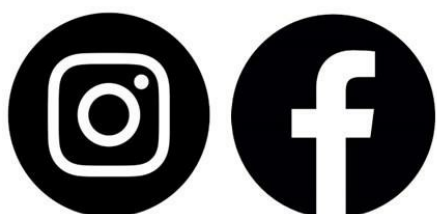
Situated within walking distance to Tilehurst train station, local amenities, bus routes, and parks, this home is perfectly positioned for both convenience and leisure. This property is a fantastic opportunity for those seeking a spacious family home in a sought-after area. Don't miss the chance to make this exceptional house your new home.

Council tax band - F

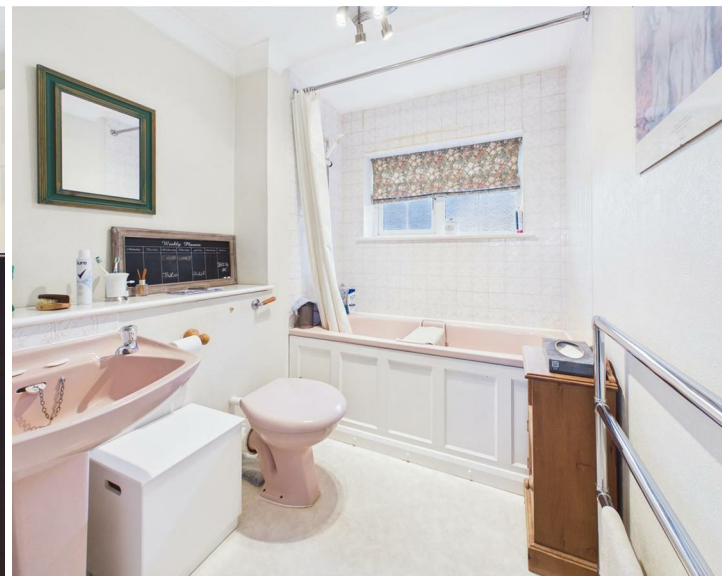
- NO ONWARD CHAIN
- FOUR/FIVE BEDROOMS
- DETACHED HOUSE
- DOUBLE GARAGE
- EXTENDED
- DOWNSTAIRS WC
- CLOSE PROXIMITY TO TILEHURST TRAIN STATION
- THREE RECEPTION ROOMS
- OFF-ROAD PARKING



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Approximate total area<sup>m</sup>

1858 ft<sup>2</sup>

172.7 m<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>

1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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