



88 Park Lane

Tilehurst, RG31 5DT

Guide price £685,000 Freehold



DESCRIPTION

NO ONWARD CHAIN. This stunning detached house offers a perfect blend of comfort and convenience. With up to five spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking ample living space.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a shower room and a fifth bedroom, which can also serve as an additional reception room. The heart of the home is undoubtedly the beautiful open-plan kitchen and dining living area, perfect for entertaining guests or enjoying family meals. A separate utility room adds to the practicality of the layout, ensuring that daily chores are easily managed.

The first floor boasts four generously sized bedrooms, complemented by a stylish bathroom suite, providing a peaceful retreat for all family members.

Outside, the property features a delightful rear garden, complete with a detached garage and an office outbuilding, offering a perfect space for remote work or hobbies. The garden also includes a well-maintained lawn area and side access, providing extra parking for up to five vehicles.

This home is ideally located with excellent access to local amenities, bus routes, schools, parks, and the train station, as well as convenient links to the M4 Junction 12. This property truly represents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home.

SUMMARY OF ACCOMMODATION

Council tax band - E

- NO ONWARD CHAIN
- FOUR/FIVE BEDROOMS
- DETACHED
- AMPLE OFF ROAD PARKING
- GARAGE & GARDEN OUTBUILDING
- EXTENDED KITCHEN/DINING LIVING AREA
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM

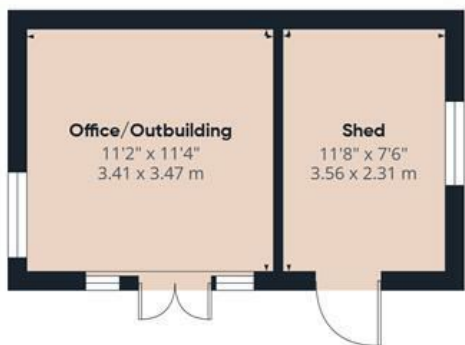
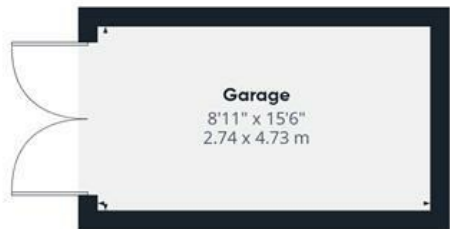
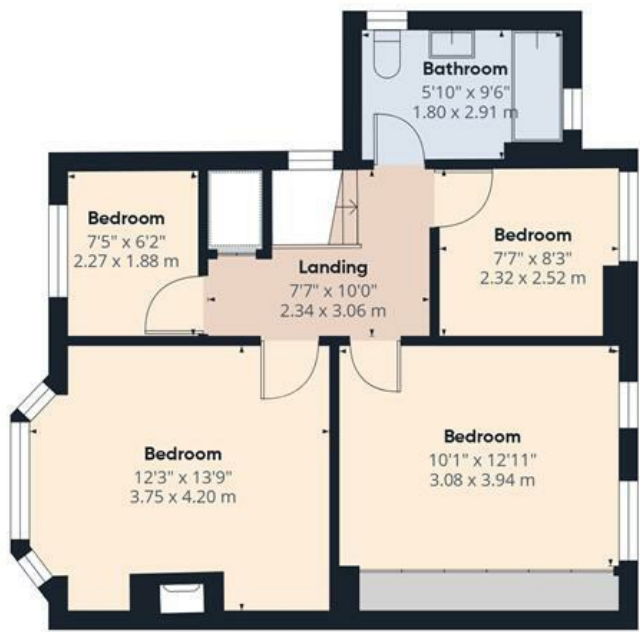
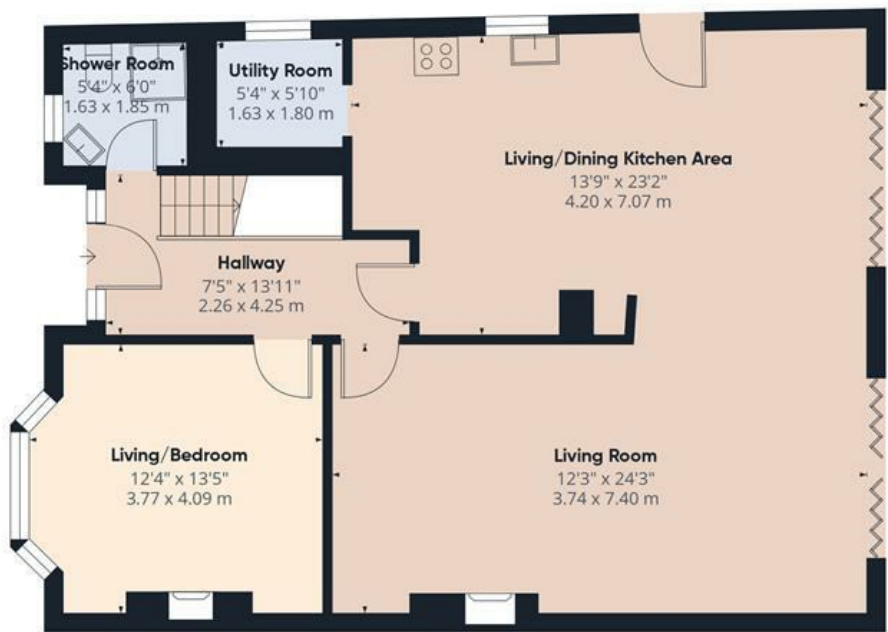
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) 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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Approximate total area⁽¹⁾
 1823 ft²
 169.5 m²

(1) Excluding balconies and terraces

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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