



18 Church End Lane
Tilehurst, RG30 4UT

£595,000 Freehold

VillageProperties.co.uk

18 Church End Lane

DESCRIPTION:

Presented to the market is this immaculate 1920's detached house, carefully and sympathetically renovated by the current owners. The property offers spacious and versatile accommodation including a stunning 29ft (approx) kitchen/dining area with Neff appliances, wine fridge, a large pantry, a Belfast sink, 3 reception rooms with 2 log burners, 3 bath/shower rooms, 4 double bedrooms.

Further improvements made in recent months include new timber flooring, new carpets and new tiles, new gas central heating boiler, new radiators and Nest smart heating system, new windows plus a beautifully landscaped, very private rear garden (80ft approx).

The property is situated in a convenient location within only 3.2 miles to Reading mainline station, 2.5 miles to Reading town centre, only a 1.1 mile walk to Tilehurst train station (direct to London/Paddington & Crossrail connected) and only 2.7 miles to M4 J12 plus walking distance of frequent bus services including the no. 17, Tilehurst village centre and local schools.

SUMMARY OF ACCOMMODATION:

- NEW BOILER
- WATER SOFTNER
- NEW FLOOR COVERINGS
- LANDSCAPED REAR GARDEN
- LARGE DRIVEWAY
- NEW WINDOWS
- UTILITY ROOM
- CLOSE TO TILEHURST STATION
- NEW KITCHEN
- GARAGE

ADDITIONAL INFO:

Approx.net floor area : 1609 sq.ft/ 149.5 sq.m

Local Authority: Reading Borough Council Tax Band: E

Approx. Distances:
 Tilehurst Railway Station: 1.2 Miles
 M4 motorway (J12): 2.7 Miles
 Reading town centre: 2.5 Miles

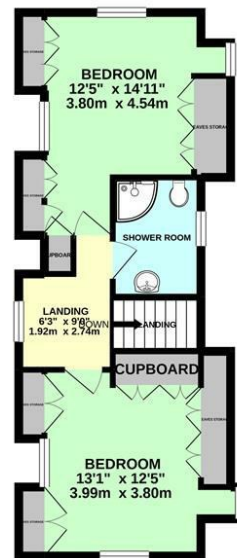
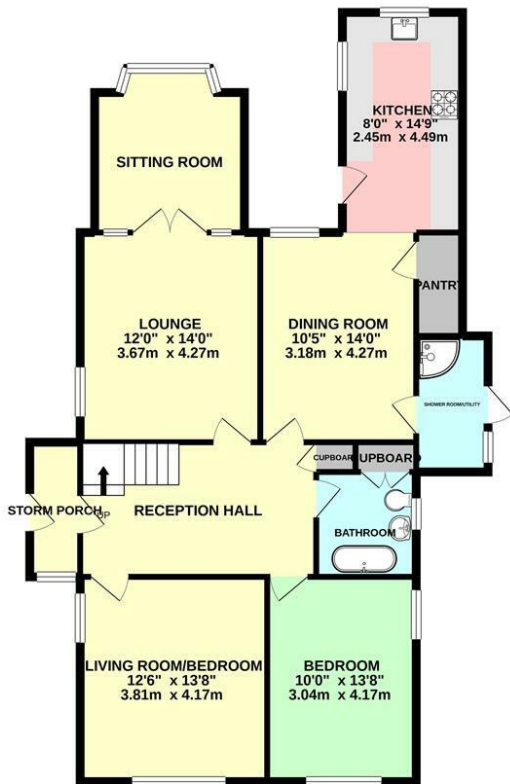
VIEWING STRICTLY BY APPOINTMENT:

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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	

GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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