



21 Longleat Drive

Tilehurst, RG31 6YY



Guide price £500,000 Freehold

VillageProperties.co.uk

21 Longleat Drive

DESCRIPTION:

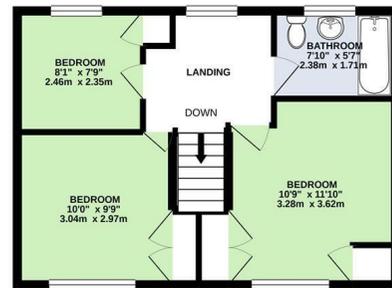
VP – Presented to the market is this stunning detached house situated in a pleasant cul de sac off Long Lane within walking distance to sought after schools, local shops, bus services to Reading town centre plus easy reach of Tilehurst train station (direct to London Paddington).

The property has seen extensive refurbishment and upgrades in recent years including replacement double glazed windows, between glass blinds to bathroom, kitchen and front sitting room windows, new front door, Europa insulated automatic roller garage door, Charnwood wood burner in the sitting room, Fully fitted kitchen with built in CDA double oven, gas hob, microwave, dishwasher and fridge freezer, Honeywell Evohome 10 radiator zonal central heating system with Iphone control, Worcester Greenstar CDi Classic hi efficiency combi boiler and radiators fitted, a fantastic wet room extension, rewired with new fuse box, fully re plastered, first floor ceiling and loft insulation fitted, Kinetic water softener and redecorated throughout.

The accommodation includes entrance hall, a spacious sitting room and kitchen/dining room, downstairs wet room, internal access to garage/utility room and on the first floor you'll find 3 bedrooms and a refitted bathroom. Other benefits include a 'wrap around' landscaped garden with shed, wood store and side access plus ample driveway parking.

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



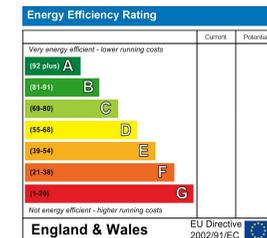
TOTAL FLOOR AREA : 1046 sq.ft. (97.1 sq.m.) approx.

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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SUMMARY OF ACCOMMODATION:

- DETACHED
- LANDSCAPED REAR GARDEN
- GOOD SCHOOL CATCHMENTS
- UNDERFLOOR HEATING IN KITCHEN AND HALL WAY
- REFURBISHED THROUGHOUT
- AMPLE DRIVEWAY PARKING
- CLOSE TO TILEHURST TRAIN STATION

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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