



1 Manor Park Close
Tilehurst, RG30 4PS

Offers in the region of £525,000 Freehold

VillageProperties.co.uk

1 Manor Park Close



TOTAL FLOOR AREA: 1341 sq ft. (124.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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DESCRIPTION:

VP - Presented to the market is this four bedroom detached house located on a small development in a popular location just off Halls Road in Tilehurst. The location offers excellent access to local shops, schools, bus services and access to the M4 motorway. The accommodation comprises entrance hall, cloakroom, access to garage, lounge, dining room and kitchen/breakfast room. Upstairs you have a master bedroom with en suite shower room, three further bedrooms and a family bathroom. Other features include, recently installed UPVC double glazing, integral garage, attractive walled rear garden and gas central heating.

SUMMARY OF ACCOMMODATION:

- FOUR BEDROOM DETACHED
- KITCHEN/BREAKFAST ROOM
- UPDATED BOILER
- GARAGE & OFF ROAD PARKING
- CUL DE SAC LOCATION
- SEPERATE DINING ROOM
- UPDATED WINDOWS
- SIDE ACCESS TO REAR GARDEN

ADDITIONAL INFO:

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	

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 Reading
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