



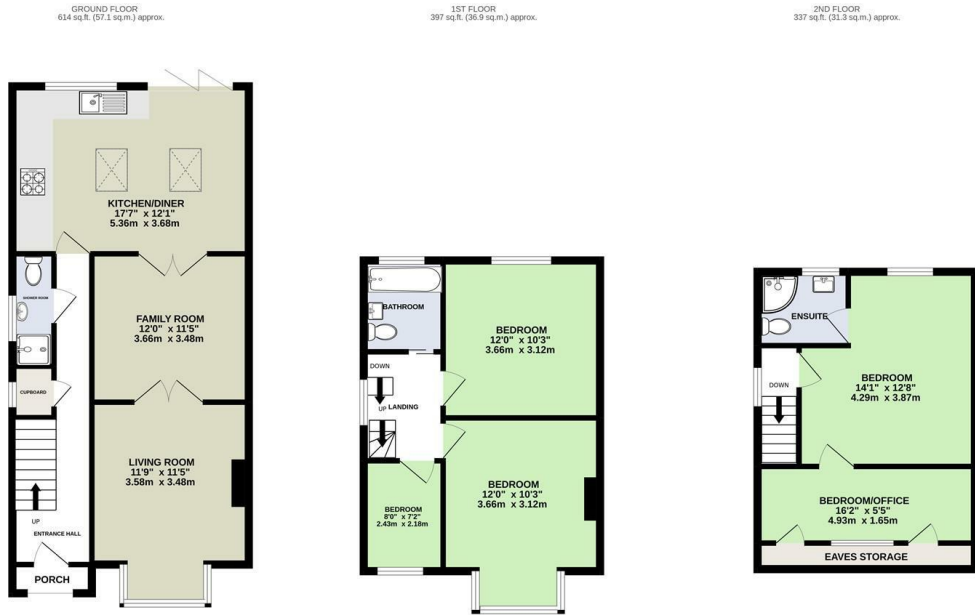
58 Recreation Road
Tilehurst, RG30 4UA



Guide price £650,000 Freehold

VillageProperties.co.uk

58 Recreation Road



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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DESCRIPTION:

VP - Presented to the market is this stunning four bedroom semi-detached house with off road parking and an impressive 100ft plus south facing rear garden with side access.

In the last four years the homeowners have made excellent changes to the house: loft conversion with master bedroom; ensuite and office (2021); replaced all the carpets; refurbished the main bathroom; front chimney capped and repointed; fireplace and chimney removed in the middle room and back bedroom which has created more living and storage space; seven internal fire doors and new fire alarms; new facias, soffits and guttering.

The property comprises entrance hallway, living room, family room, shower room and an extended kitchen/dining room. On the first floor there are three generous size bedrooms and a refitted bathroom suite. The second floor has a master bedroom, bedroom/office and ensuite.

To the rear of the property is a large, south facing landscaped garden approx. 100 ft with a good sized patio area and large stretched lawn comprising a footpath accessing a former garage, with electricity, perfect for a building workshop or storage area. At the end of the garden there is more lawn area which is also accessible from slab footpath which has mature shrubs, fruit trees, all enclosed in secure fencing and minor shrubs.

The property is located conveniently to amenities, schools, bus stops, M4 Junction 12 and just over one mile to Tilehurst train station.

Council tax band D (Reading)

SUMMARY OF ACCOMMODATION:

- FOUR + ONE BEDROOM
- KITCHEN/DINING ROOM
- SIDE ACCESS
- OFF ROAD PARKING
- OFFICE
- EXTENDED
- 100FT PLUS REAR GARDEN
- GARAGE
- THREE BATHROOMS

ADDITIONAL INFO:

Reading Borough Council
 Council Tax Band D
 Approx. Distance Tilehurst Train Station 1.2 Miles
 M4 (J12) 2.8 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	

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