

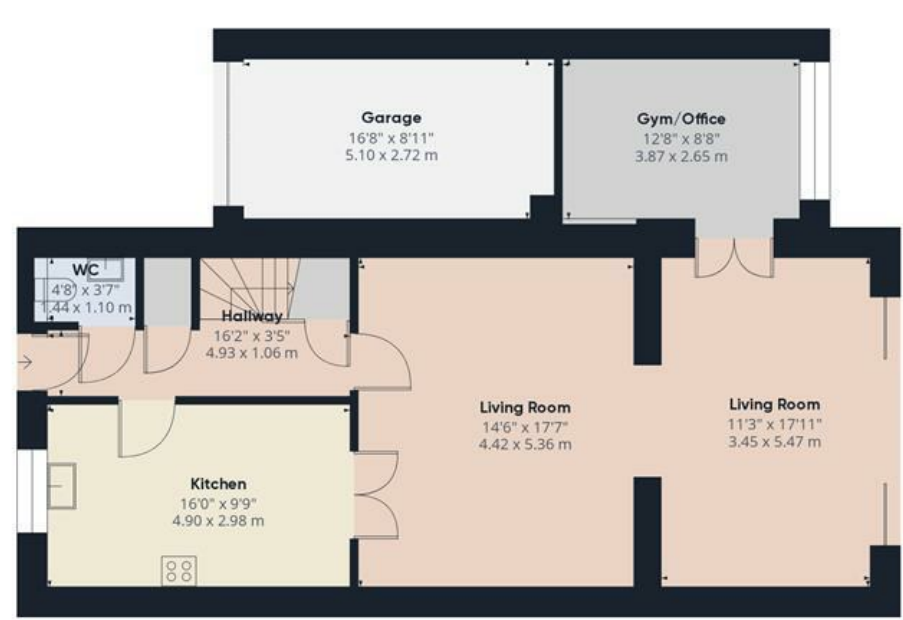


7 Malyns Way

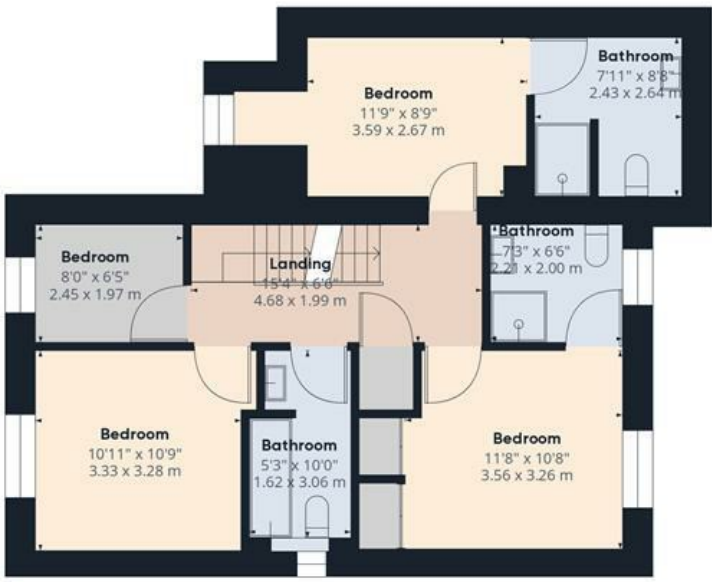
Tilehurst, RG31 6UB

Offers over £800,000 Freehold

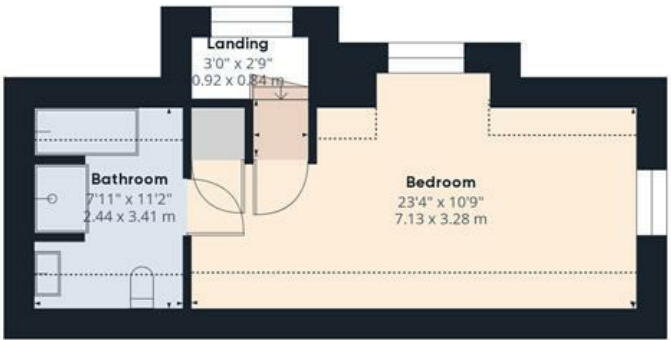




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2177.73 ft²
202.32 m²

Reduced headroom

87.22 ft²
8.1 m²

(1) Excluding balconies and terraces

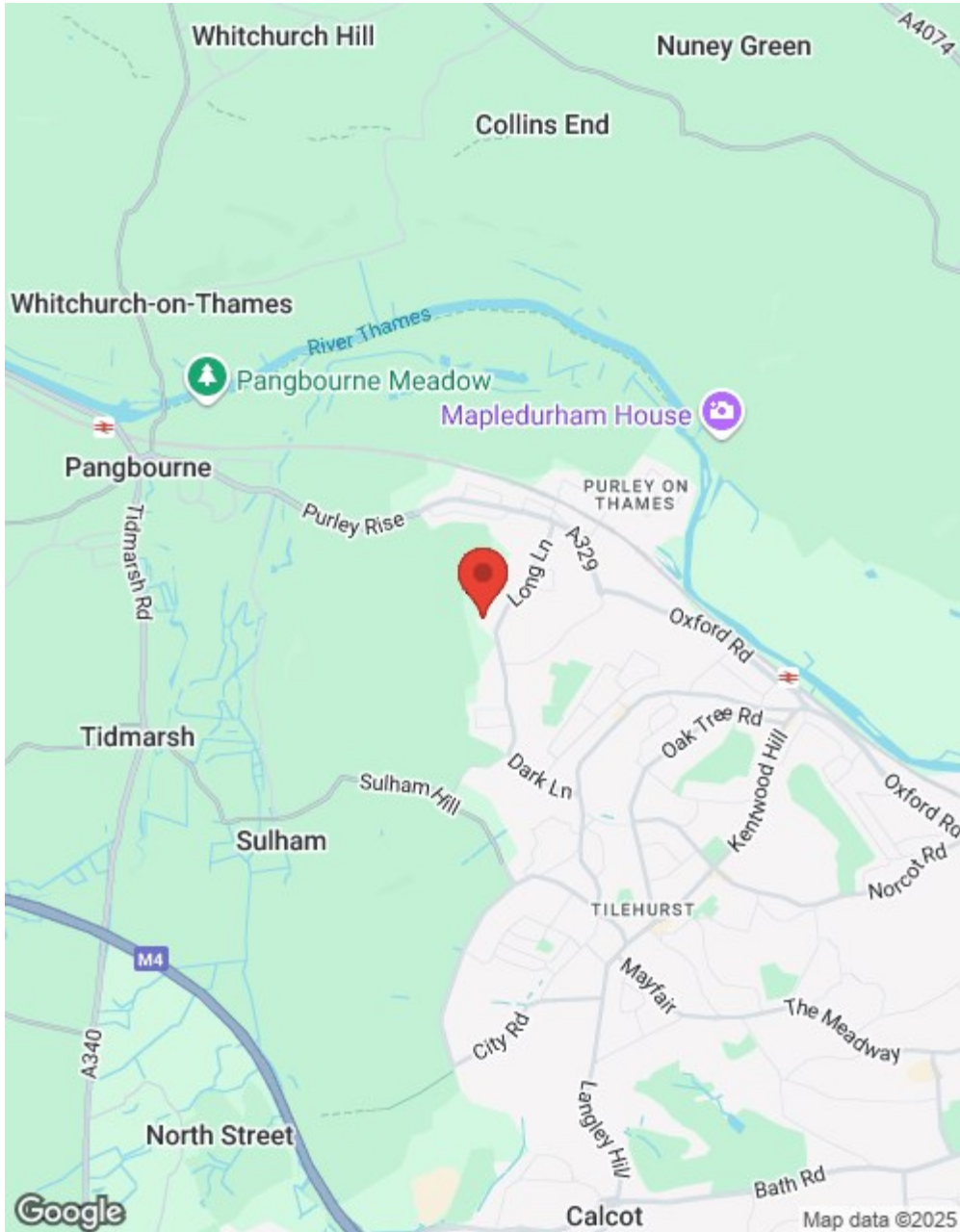
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



DESCRIPTION:

VP - 360 Virtual Tour

Presented to the market is this stunning five bedroom, four bathroom detached house with a garage, driveway and located in a private gated road. The property comprises entrance hallway, W/C, kitchen, large living room leading to your dining area and gym/office. On the first floor there is three double bedrooms, two with en suites, family bathroom and a single bedroom. In the converted loft you have a impressive master bedroom with en suite, built in cupboards, seating area and fantastic views.

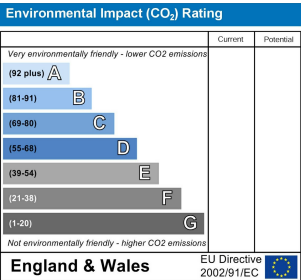
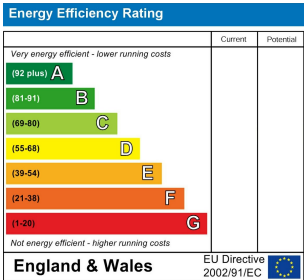
Externally there is off road parking, side access to the rear garden, patio, easily maintained Astroturf and a outbuilding/covered seating area. Other benefits included the property being located in a private gated road, 0.1 miles to Denefield Secondary School and 1.9 miles to Tilehurst Train Station linked to the Elizabeth Line.

Service Charge: £800 p/a. Garden, lights and electric gate maintenance.

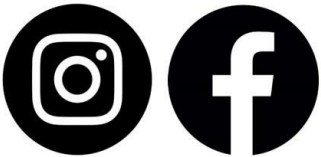
Council Tax Band: F (West Berkshire)

SUMMARY OF ACCOMMODATION

- DETACHED
- 5 BEDROOMS
- 4 BATHROOMS
- GARAGE
- EXTENDED
- PRIVATE GATED ROAD
- EXCELLENT CONDITION
- ELECTRIC CAR CHARGER



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