



The Birchwoods, Tilehurst, Reading, RG31 5UH

£600,000

Walmsley

## The Birchwoods, Tilehurst, Reading, RG31 5UH

Set on this highly sought-after road, is this impressive, four bedroom detached property, offered to the market with no onward chain. The well proportioned accommodation comprises; entrance hall, dual aspect sitting room, dining room, kitchen/breakfast room, WC, principal bedroom with jack and jill en-suite, three further bedrooms and family bathroom.

Externally the property boasts driveway parking for multiple vehicles, double garage with electric door, rear access and a private, enclosed rear garden. Further benefits include, UPVC double glazing and gas central heating.

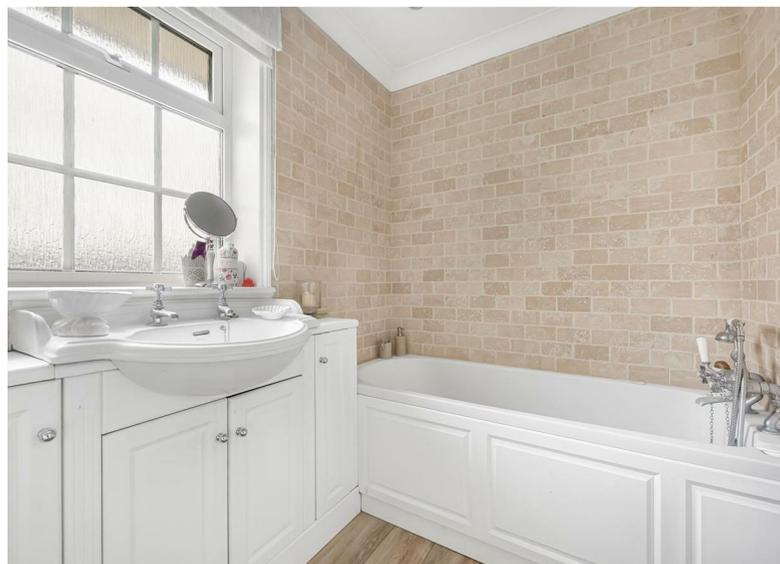
Located on the edge of open countryside, the property falls within the catchment area for well-regarded primary and secondary schools. Tilehurst Train Station-offering direct services to Reading Mainline, London Paddington, and Oxford-along with Tilehurst Village, are both situated approximately 1.5 miles away. Regular bus routes also provide convenient access to Reading town centre, just four miles to the east.

EPC - TBC

Council Tax - F

## Tenure - Freehold





- Walking distance to Sulham Woods
- Cul-de-sac location
- Little Heath school catchment
- Potential to extend STP
- Detached
- No chain
- Double garage
- Private garden



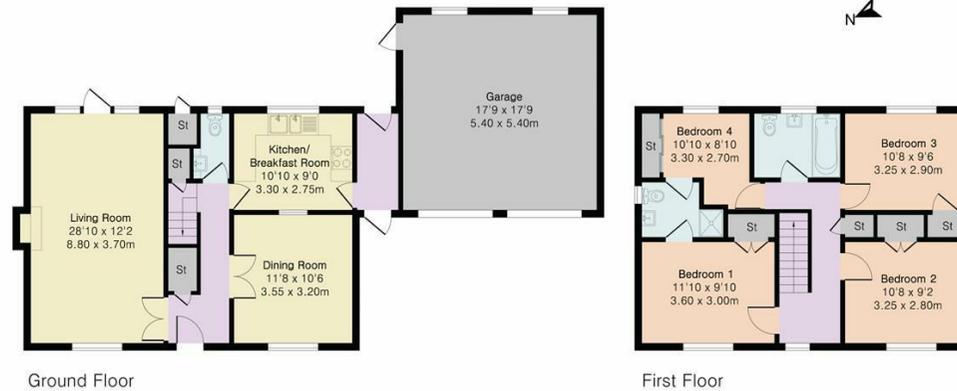




**Approximate Gross Internal Area 1579 sq ft - 147 sq m  
(Including Garage)**

Ground Floor Area 967 sq ft – 90 sq m

First Floor Area 612 sq ft – 57 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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