116 Park Lane, Tilehurst, Reading, RG31 4DU
Offers In Excess Of £400,000 Freehold

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Residential Sales & Lettings

- Extended Haddock Built Home
- Three Double Bedrooms
- Bay Fronted Snug
- Landscaped Rear Garden
- Driveway Parking
- Central Tilehurst Location
- Open Plan Kitchen Living
- Modern Four Piece Bathroom
- Outbuilding With Power
- Close To Shops And Transport

This attractive and extended double bay-fronted ‘Haddock’ built mid-terrace home is ideally positioned in central Tilehurst, just a short walk from the wide range of amenities within Tilehurst Village. The area offers an excellent selection of shops, supermarkets, pubs and restaurants, along with well-regarded primary and secondary schools. The property is also conveniently located on the frequent ‘Number 17’ 24-hour bus route, providing easy access to Reading town centre (approximately 4 miles to the east), while Junction 12 of the M4 and Calcot Retail Park are just 1.5 miles away via the A4 Bath Road.

The property is approached via a driveway providing off-road parking. The front door opens into an entrance hall with stairs to the first floor and access to a cosy snug featuring a bay window and open fireplace. To the rear is a spacious open-plan kitchen, fitted with a range of high and low level units and ample work surface space, opening into a family room with French doors leading out to the landscaped rear garden.

On the first floor, the landing serves two well-proportioned double bedrooms and a modern four-piece family bathroom. The second floor provides an additional double bedroom or study, offering flexible accommodation ideal for growing families or home working.

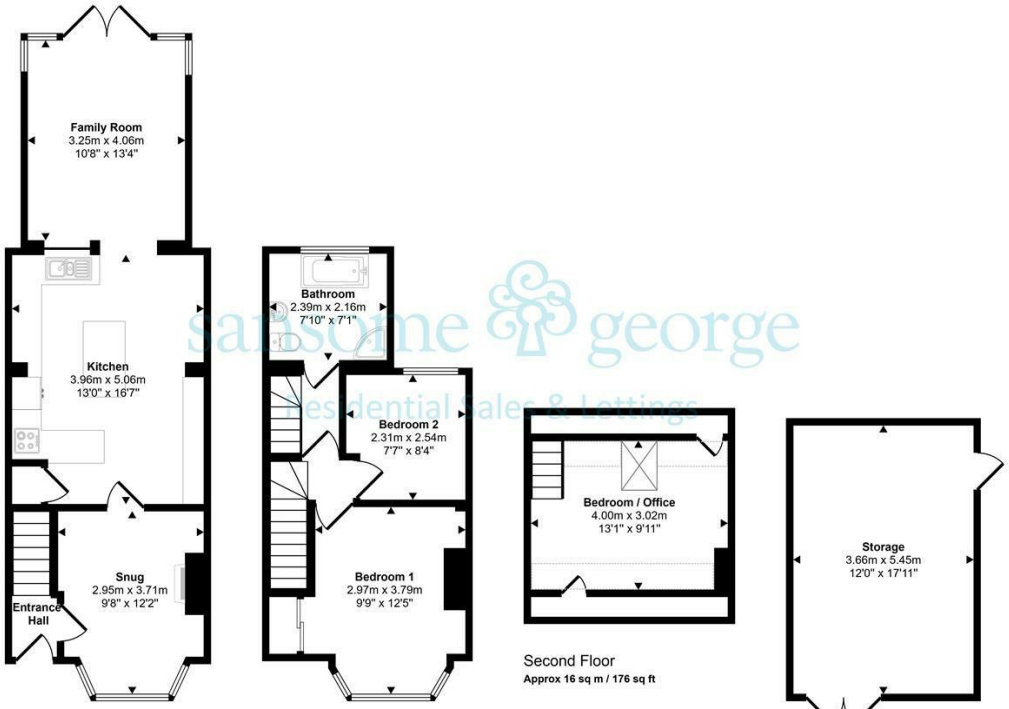
Further benefits include UPVC double glazing and gas-fired central heating.

The rear garden is a particular feature of the home, being fully enclosed and thoughtfully arranged with artificial lawn, a decking area ideal for dining or entertaining, and a large outbuilding with power, offering excellent potential for use as a home office or gym (subject to completion). There is also rear access and a timber shed providing additional storage.

Early interest is anticipated in this sought-after home. To arrange a viewing or for further information, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council Tax – Band D

Approx Gross Internal Area
114 sq m / 1224 sq ft



Ground Floor
Approx 47 sq m / 511 sq ft

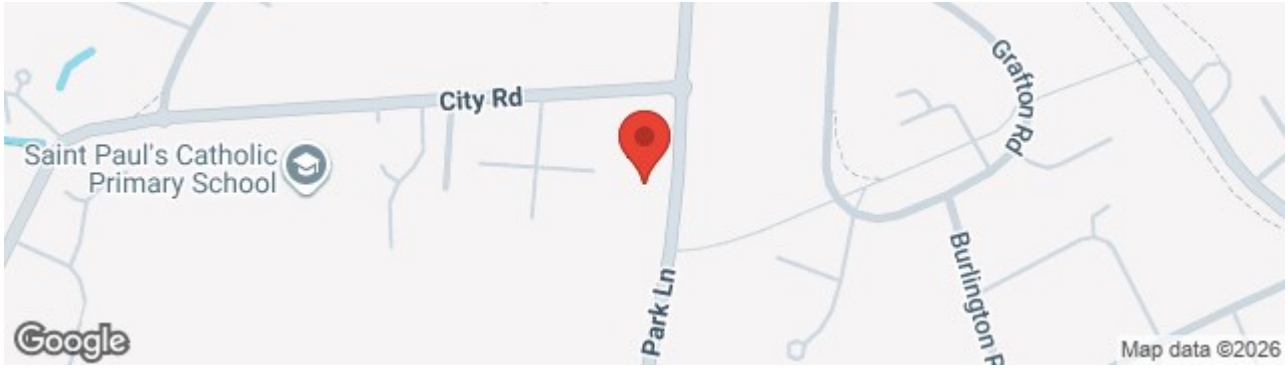
First Floor
Approx 30 sq m / 322 sq ft

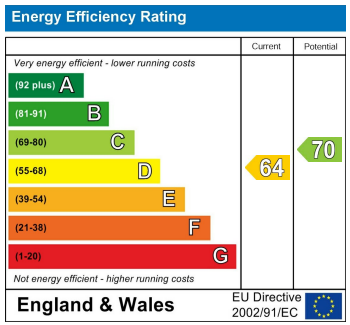
Second Floor
Approx 16 sq m / 176 sq ft

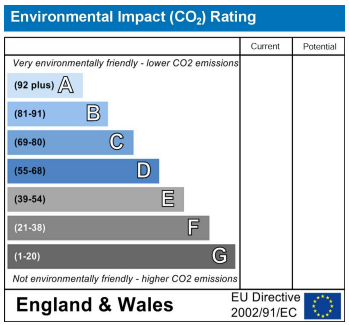
Outbuilding
Approx 20 sq m / 215 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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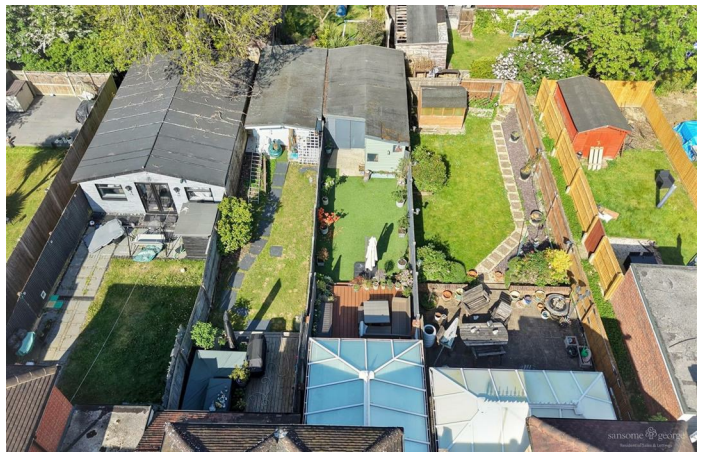

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