



27 Elsley Road, Tilehurst, Reading RG31 6RP

An impressive home in one of the area's most desirable roads, just a short walk from the station. Beautifully presented throughout and offering flexible family living.







Description

An impressive home in one of the area's most desirable roads, just a short walk from the station. Beautifully presented throughout and offering flexible family living with far reaching views and has recently undergone low maintenance landscaping and establishment of the south facing veranda.

Accommodation

GROUND FLOOR

Entrance porch, reception hall with feature fireplace, bay fronted sitting room, south facing formal reception room, open plan kitchen/dining room, family room opens onto the south facing veranda overlooking the garden, utility room.

FIRST FLOOR

5 double bedrooms (one with balcony), 3 with en suite bathrooms and a family bathroom.

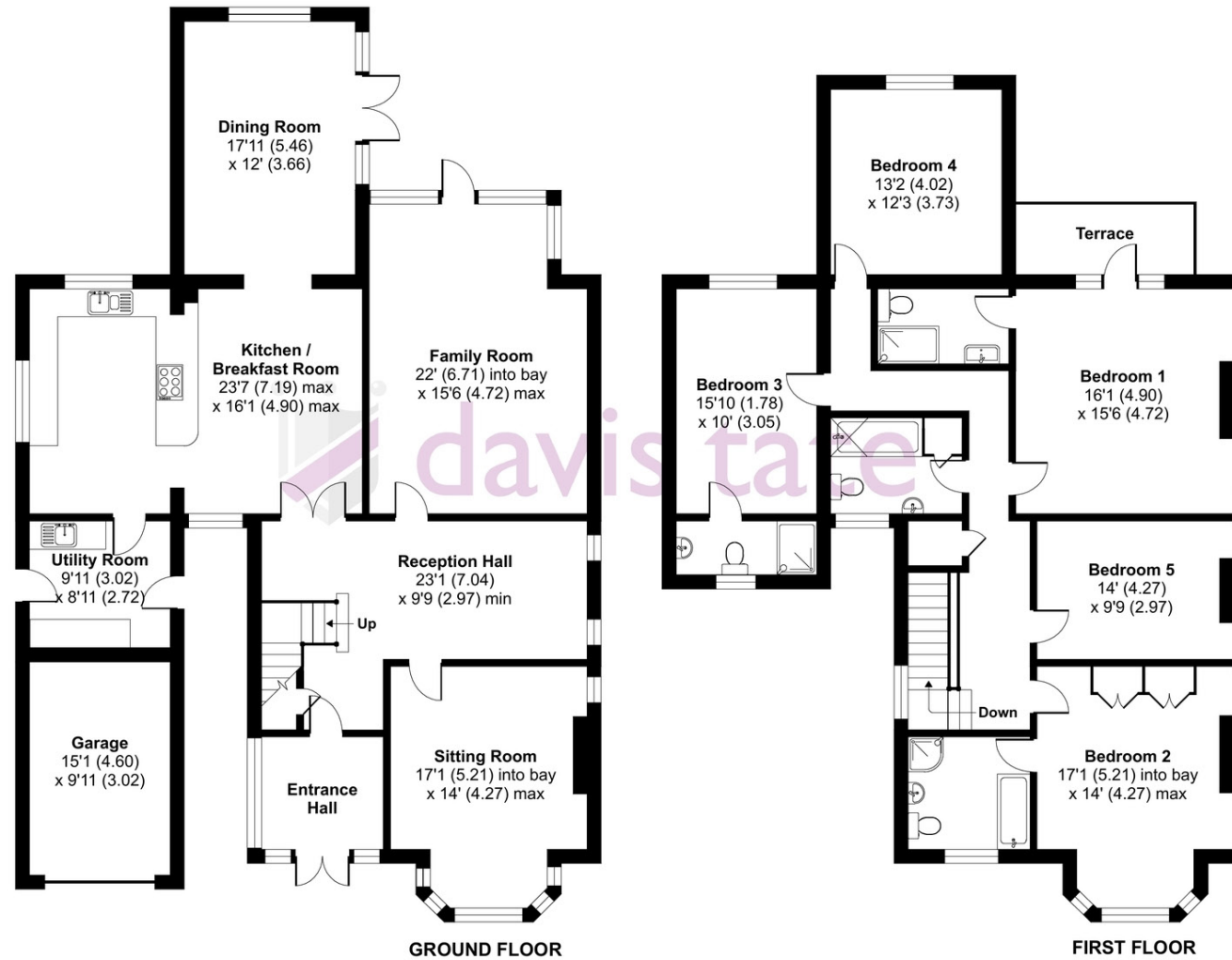




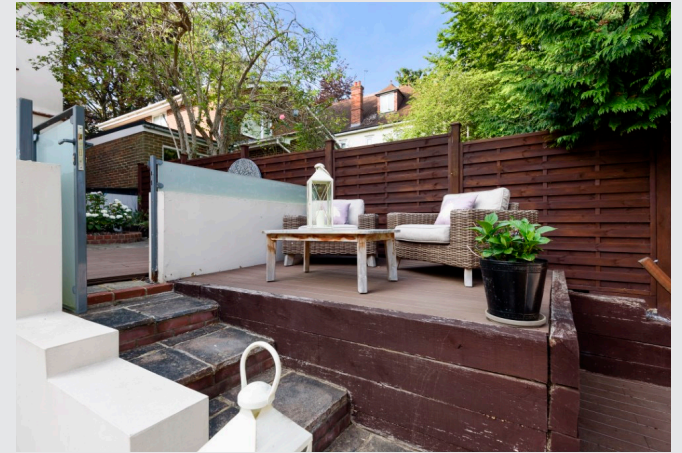
Local Information

Tilehurst is a popular village on the western side of Reading and covers a large area running from the Oxford Road in the North to the Bath Road (A4) to the south. Very popular with families, Tilehurst has a large range of schools and several local shopping parades as well as superb communication being just a few minutes drive from J12 of the M4 and with Tilehurst station being just one stop from Reading with its 30 minute trip to London Paddington. There are many parks and many local societies and the area inspires great loyalty with many people moving within the area once they live here. Reading town centre is only a mile or two away. Tilehurst offers the full local infrastructure to support family life, and combines this with excellent communications and transport links.

Approximate Area = 3062 sq ft / 284.5 sq m
Garage = 151 sq ft / 14 sq m
Total = 3213 sq ft / 298.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 863447



Outside Space

Gated driveway with ample parking and garage.
Large patio area with a view across the rooftops,
steps down to lawned area to the side and rear of
the house with access to the front drive.

Local Authority and Services

Reading Borough Council - www.reading.gov.uk

Council Tax Band G

All main services, gas central heating, double
glazing.



DISCLAIMER: These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYER INFORMATION: To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers.

We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Branch Partner

Richard has been heading up the market-leading team at the Pangbourne office for more than 20 years and is looking forward to helping you find your perfect home.



Contact Richard Sutton on **0118 984 5333**
or email pangbourne@davistate.com

