



P.W.

111, St Michaels Road
Tilehurst
www.patrickwilliams.co.uk

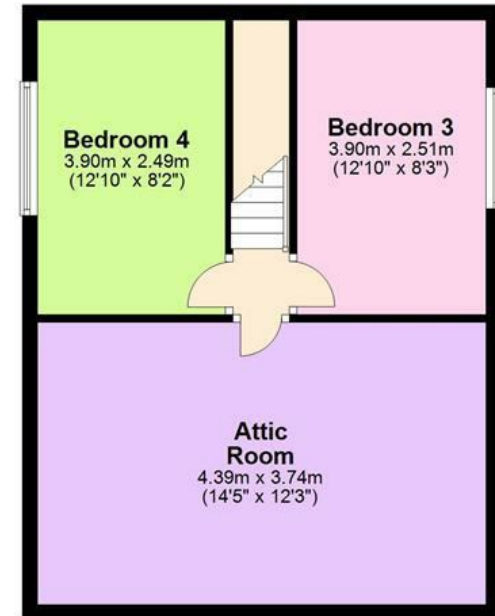
Ground Floor

Approx. 131.1 sq. metres (1410.8 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 177.1 sq. metres (1906.3 sq. feet)

111, St Michaels Road, Tilehurst, RG30 4RY

£550,000

Annexe potential. A unique, substantial detached bungalow occupying a large, level plot approaching a quarter of an acre. Flexible accommodation, ideal for an extended or growing family.

Overview

Annexe potential ***Versatile, flexible accommodation*** Set within a sizeable garden plot of 0.22 acre and with overall dimensions of approximately 164' deep x 71' wide, this substantial detached bungalow offers versatile accommodation, ideal for a growing or extended family. The property has great potential to create a self-contained annexe with only minor internal modifications and is currently configured as four bedrooms and four receptions. The ground floor features a light and airy octagonal shape architect-designed living room with vaulted ceiling and log burner, separate sitting room, modern kitchen which leads directly to the dining room, study area, bathroom, cloakroom, and two bedrooms (one with ensuite). On the first floor are two further double bedrooms plus a large walk-in attic space with the potential to convert. Other features include gas central heating with a brand new boiler, lots of practical storage cupboards, and double glazing. Situated within a sought after Tilehurst location and just a few minutes walk from Tilehurst's comprehensive village centre, viewing is recommended.

Outside

The beautifully maintained garden plot is a particular feature

and measures 164' in depth x 71' wide. To the front is ample driveway parking for several vehicles along with access to the detached garage. Also to the front is a secluded area with an ornamental fish pond and the living room has doors opening directly to this area. The rear garden is well established with a wide variety of mature trees, shrubs and flower borders.

Location

Situated within easy level walking distance of Tilehurst's comprehensive village centre which has a wide array of facilities including, supermarkets, bakery, cafe's etc. Local schools and parks are all within a short walk. The number 15 & 33 bus services provides fast and regular access to Reading town centre. Tilehurst mainline station is approx 1.4 miles distant.

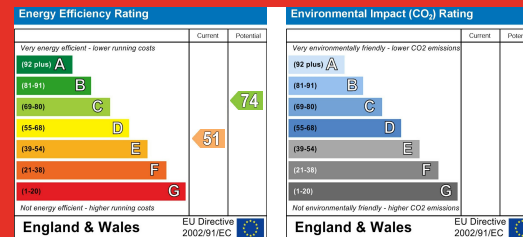




Viewing by appointment only.

PATRICK WILLIAMS
209 Halls Road
Tilehurst RG30 4PT

Tel: 0118 942 0777
tilehurst@patrickwilliams.co.uk
www.patrickwilliams.co.uk



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.