



This spacious detached chalet-style family home, affectionately known as 'The Tardis', benefits from a modernised and remodelled kitchen area, a new roof, and various other upgrades throughout. Offering adaptable and flexible accommodation, the property features 5/6 bedrooms, two bathrooms, a separate WC, a generous through lounge/diner, a well-appointed kitchen/breakfast room with pantry and utility room, a large conservatory, and a garage with an adjacent music room. To the rear, you'll find an impressive 90ft west-facing garden—mature, private, and beautifully established—with side access leading to a four-car driveway at the front. Overall, this is an excellent family home, ideally located within walking distance of schools, bus routes, and Tilehurst village.

Interested? Please contact our sales team to find out more, or to book a viewing.



- 5/6 Bedroom detached home
- Recently re-fitted kitchen & new roof
- Open plan main reception area & flexible living accommodation
- Sizable driveway & attached garage
- Convenient for local shops & services
- Impressive 90ft rear garden





Council tax band E

Council- Reading

Garden

This established west facing rear garden approx. 90ft offers a good degree of privacy with mature trees and shrubs. There are 2 sheds and gated side access.

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with an attached garage.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

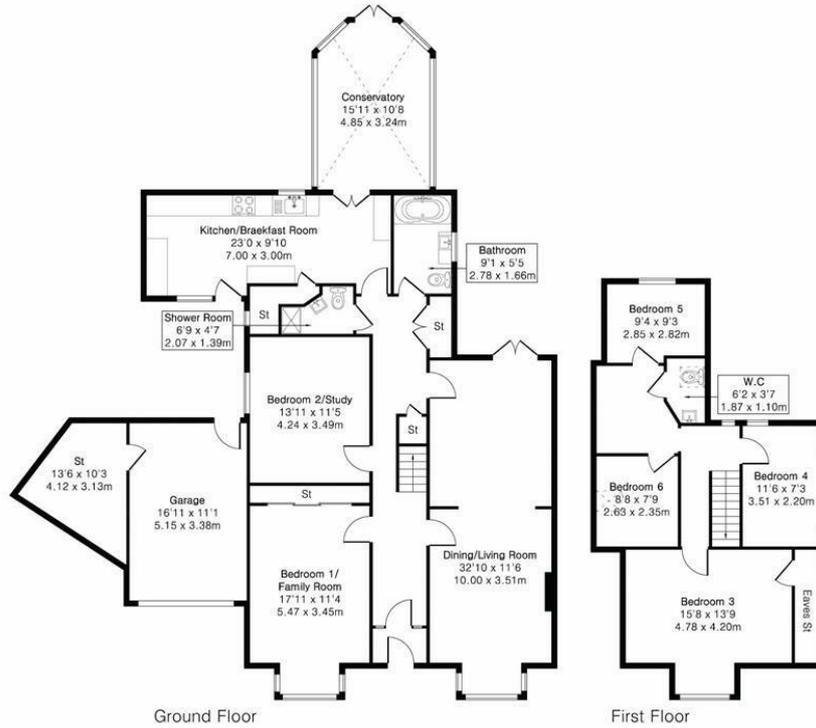
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

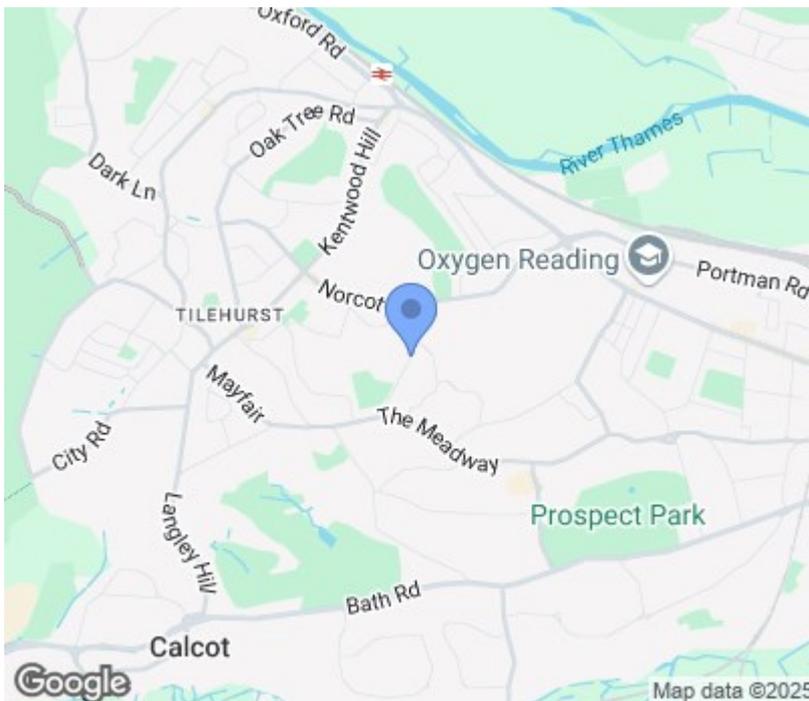
Floorplan

**Approximate Gross Internal Area 2285 sq ft - 212 sq m
(Including Garage)**

Ground Floor Area 1694 sq ft – 157 sq m
First Floor Area 591 sq ft – 55 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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