

917a Reading Road • Tilehurst  
Berkshire



# 917a Oxford Road • Tilehurst • Berkshire

Easy level walking distance to village shops, amenities & station  
(all distances are approximate)  
1134 sq ft / 105 m<sup>2</sup>  
(all measurements are approximate)

A semi-detached 3-bedroom house with tremendous potential for improvement and/or extension subject to local authority planning permission.

The property is well set back from the road, with off street parking and a single garage. This is a bay fronted house, constructed of brick with cream painted rendered first floor elevations.

There is a lapsed planning permission for a loft conversion to create another bedroom & bathroom, similar to the neighbouring conversion. The plans can be provided upon request.

Within easy walking distance of Tilehurst station, Waitrose, and both Arthur Newbury Park and the Thames Path, both of which are wonderful for family and dog walking.

## Special features:

- Property as a whole might be the subject of further improvement
- Rear reception room with open fire overlooks the rear garden
- Front reception room has an attractive bay window
- 3 bedrooms, 2 are doubles with fitted wardrobes
- New gas boiler
- Kitchen has a number of cupboard and drawer units and includes a Beko washing machine, Electra dishwasher and a Flaval Milano e60 freestanding cooker unit with oven, grill and 4 ring ceramic hob. Upright fridge and walk in pantry.
- Staircase gives access to a galleried landing with window
- The garage could also be the subject of a conversion (subject to LAPP).

**Summary of accommodation:** entrance lobby, 2 reception rooms, kitchen, 3 bedrooms, bathroom, separate wc, single garage.

**Gardens:** Front garden has a deep lawn and a mature box hedge and views to the distance of the hills rising above the Thames. Rear garden is approximately 54' deep by 30' wide, has lawn and flowerbeds with a raised paved patio for BBQ and summer dining. There is an old garden store at one end.

**Local facilities:** A short walk to Tilehurst train station, giving fast connections to London Paddington, Reading and Oxford. There is an excellent Waitrose within walking distance. Pangbourne has a wonderful village centre with shops, a health centre, dentists, hairdressers, excellent restaurants and riverside pubs.

Reading town centre is approximately 3 miles away and there are regular bus services to Reading and the M4 Junction 12 at Theale is approximately 6 miles.



**Schools:** There are excellent schooling facilities in the area to include; Ofsted rated Purley Primary C of E School, Denefield secondary school, Little Heath secondary school.

**Directions:** Driving along the A329, Oxford Road from the Pangbourne direction, when the River View Care Home is on your right, follow the road along for a short while, and number 917a will be on your right.

**Post Code:** RG30 6TP

**Services:** Mains water, electricity, gas, drainage. Full gas fired central heating.

**EPC Rating:** D

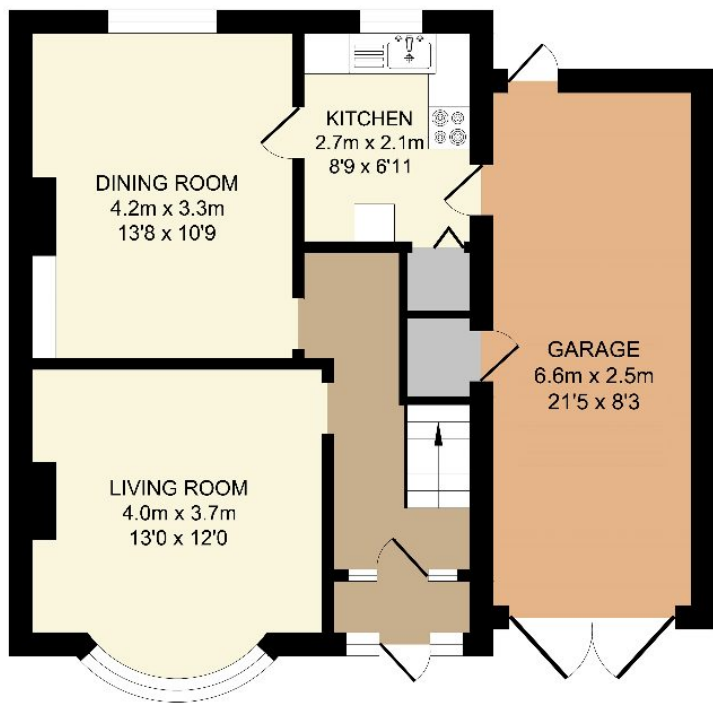
**Tenure:** Freehold

**Local Authority & Council Tax Band:** Reading Borough Council, Band C.

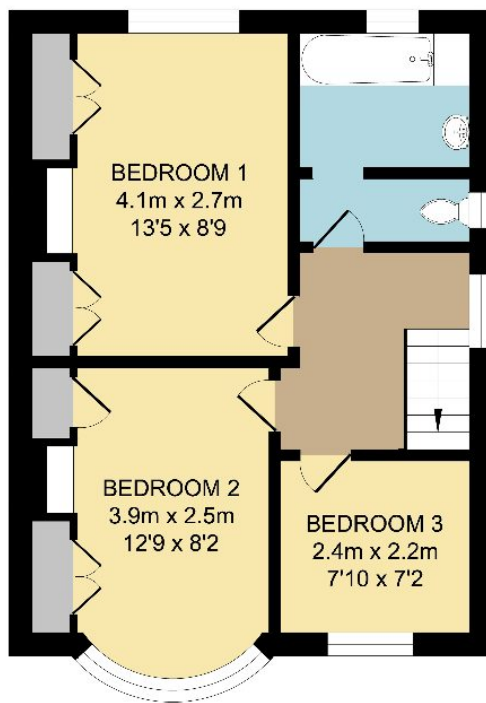
**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.



GROUND FLOOR APPROX. FLOOR  
AREA 61.1 SQ.M. (658 SQ.FT.)



FIRST FLOOR APPROX. FLOOR  
AREA 44.2 SQ.M. (476 SQ.FT.)



TOTAL APPROX. FLOOR AREA 105.3 SQ.M. (1134 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



**Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter,**

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