



**3 Ferndale Close • off Elsley Road
Tilehurst • Berkshire**



Dudley
**Singleton
& Daughter**
The Country Agent

3 Ferndale Close • off Elsley Road • Tilehurst • Berkshire

Tilehurst station 5 minutes' walk • Reading 3 miles • Pangbourne village 3 miles • M4 (junction 12) 6 miles
(all distances/timings approximate)

A very attractive 5 bedroom detached modern family house, enjoying an important corner position at the end of this pretty tree lined close. Situated just off Elsley Road, only minutes' walk from Tilehurst train station, with easy access to Waitrose, and close to the many shopping facilities and schools nearby.

2,540 sq ft / 236 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





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This is well known as one of the prettiest and most sought-after areas in Tilehurst with its attractive mix of period and modern houses.

Built in the 1980s, the house has been updated consistently by the present owners and is in beautiful order throughout. Situated in a corner location, the property enjoys a generous size plot with large lawns overlooking an adjacent woodland area, and to the rear, a wide sun terrace for summer dining, which has access from both the kitchen/dining room and the sitting room.

Special features:

- The kitchen/dining room is the hub of the house. Unusually spacious and light with bi-fold doors opening onto the rear gardens. Well-fitted with a comprehensive range of cupboards and drawers, central island also used as a breakfast bar with a sink, fitted dishwasher, oak work surfaces, central Rangemaster 5 ring gas hob, two ovens and grill, extractor over
- Large area which might easily take a table to seat 8-10 people if required. Large pantry with sliding oak door. Spacious well fitted utility room with plumbing for washing machine and butlers sink

- Large family room which has a separate entrance from the exterior and might be used as an annexe if required, bi-fold doors opening onto the terrace, and double aspect views over front and rear garden
- Sitting room has been fitted with a wood burning stove
- Reception hall is light and spacious
- Graceful staircase climbs to a galleried landing
- Bedroom 1 has a large ensuite with shower and an adjacent door giving access to a large fitted dressing room, originally designed as a single bedroom
- 4 double bedrooms, plus single bedroom/dressing room
- Luxuriously appointed family bathroom
- Oak joinery throughout the property
- High levels of insulation with primary double-glazed windows
- Single garage attached to one side with electrically operated roll up door
- Current owner commutes to London Liverpool Street in an hour
- The house is in the sought-after Denefield School catchment

Summary of accommodation: Reception hall, family room, cloakroom, sitting room, kitchen/dining room, utility room, 4 bedrooms, bedroom 5 (presently used as a dressing room), family bathroom, ensuite to bedroom 1. Single attached garage.

Gardens: Large rear garden, mainly laid to lawn. Wide sun terrace with access from sitting room, kitchen/dining room and the family room. Plenty of parking to the front for family and visitors.



Local facilities: A short walk from Tilehurst train station, giving fast connections to London Paddington, Reading and Oxford. Crossrail coming to Reading Station giving easy access to the City. There is an excellent Waitrose just along the road and 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 is a regular bus service along the Oxford Road to Reading, 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. Pangbourne College, Bradfield College and St Andrew's Preparatory School are within easy driving distance, as are The Oratory Schools. The Abbey, which is a highly regarded girls school, has a bus pick up at the bottom of the road, Cranford House, Queen Anne's, Moulsoford Preparatory School, Reading School (Boys) and Kendrick School (Girls).

Directions:

Route with narrow regulated vehicle access: From Pangbourne village, leave in the direction of Tilehurst, and pass through Purley, pass the Roebuck and opposite some terrace houses, and turn right through a regulated access into Elsley

Road. Drive up the hill and turn right into Ferndale Close and the property is at the far end in the right-hand corner.

Route without the narrow regulated vehicle access: From Pangbourne village, leave in the direction of Tilehurst, and pass through Purley, pass the Roebuck, some terrace houses, and a Peugeot garage on the left, carry on to the roundabout, take the 3rd exit into Overdown Road, 2nd right into Carlisle Road, first left into Clevedon Road and continue to the end. Turn right and immediately left into Ferndale Close and the property is at the far end in the right-hand corner.

What3words: volume.stud.luck

Post Code: RG31 6UZ

Tenure: Freehold

Services: Mains electricity, gas, water and drainage. Gas combi-boiler fitted 4 years ago. High speed broadband connected.

EPC Rating: D

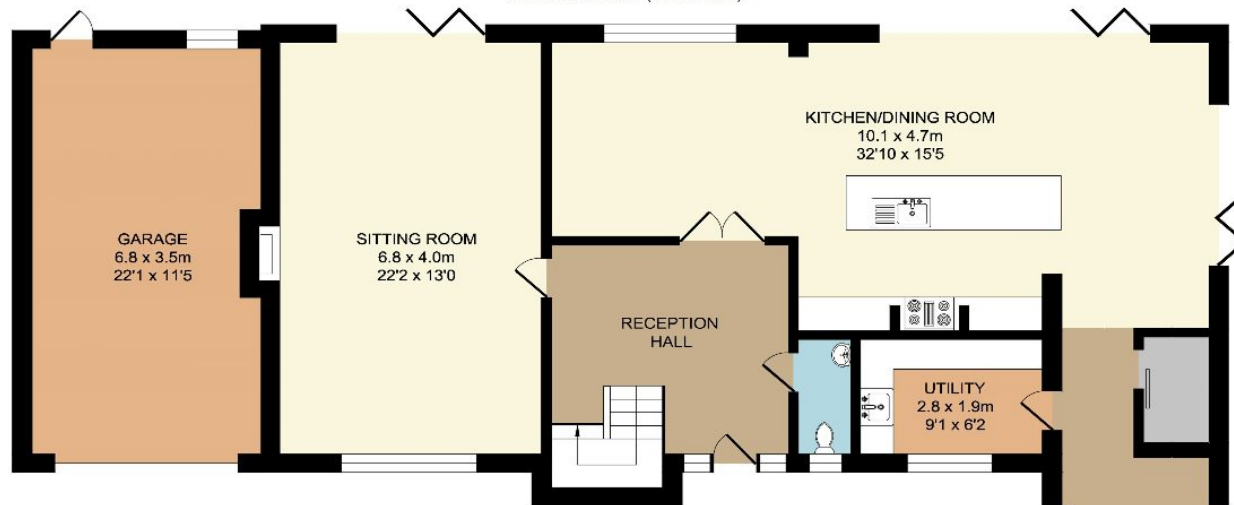
Local Authority & Council Tax Band: Reading Borough, Band G

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

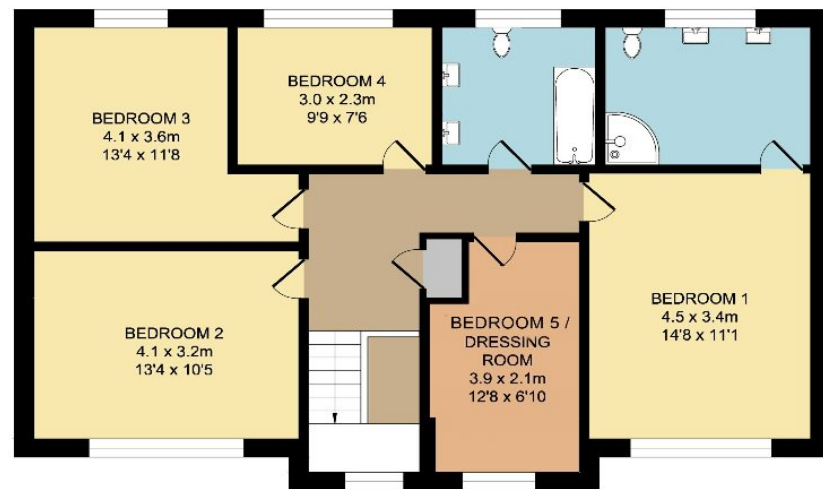




GROUND FLOOR APPROX. FLOOR
AREA 155.0 SQ.M. (1668 SQ.FT)



FIRST FLOOR APPROX. FLOOR
AREA 81.0 SQ.M. (872 SQ.FT.)



TOTAL APPROX. FLOOR AREA 236.0 SQ.M. (2540 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. For illustrative purposes only. Not to scale.
www.singletonanddaughter.co.uk

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

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