



TOTAL FLOOR AREA: 2682 sq.ft. (249.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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29 Oak Tree Road, Tilehurst, Reading, RG31 6JU  
 Price £925,000 Freehold



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Masons are proud to offer to the market this spacious 1930`s five bedroom detached family house, located on a sought after road in Tilehurst and a 5 minute walk to Tilehurst Station and bordering Arthur Newbery Park. The well presented property benefits from a 25ft living/dining room with sliding door to the 200ft rear garden, a 13ft sitting room, a 20ft kitchen/diner and a 10ft home office. Further benefits include a 25ft master bedroom with ensuite bathroom, four further good sized bedrooms, a family bathroom and a garage & off road parking. Viewing recommended.

- 1930`s Detached Family Home
- Five Bedrooms & Three Storey
- 25ft Master Bedroom & Ensuite Bathroom
- Large Rear Garden
- 25ft Living Room
- 13ft Sitting Room
- Garage & Off Road Parking
- 200ft Rear Garden

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Front door to entrance porch which opens to the reception hall, which has the stairs to the first floor and doors to:

Living/dining room: 25'6" x 12'4" double glazed sliding door to the rear garden, wood parquet flooring and a feature fireplace.

Sitting room: 13'8" x 12'4" into double glazed bay window, feature fireplace.

Kitchen: 12'0" x 9'1" double glazed side aspect, a range of eye and base level units with granite tops and tiled surround, sink and drainer, oven, hob and extractor and space and plumbing for additional appliances.

Kitchen diner: 12'0" x 11'7" range of additional units, space for a table and chairs and a sliding door to the garden.

Utility room: 8'6" x 8'1" double glazed side aspect

with a door opening to the side of the property. A range of eye and base level units, sink and space and plumbing for additional appliances.

Cloakroom: double glazed twin aspect, low level wc and wash basin.

Home office: 10'11" 9'11" double glazed rear aspect.

First floor landing has the stairs to the second floor land doors to:

Master bedroom: 25'6" x 14'7" double glazed rear aspect, fitted wardrobes and door to:

Ensuite bathroom: 12'0" x 9'5" double glazed side aspect, a panel enclosed bath, a walk-in shower, a low level wc and wash basin.

Bedroom 2: 13'8" x 12'4" into bay window, double glazed front aspect, built-in wardrobes.

Bedroom 3: 12'0" x 10'0" double glazed front aspect.

Bathroom: 11'3" x 8'6" double glazed side aspect, a panel enclosed bath, wash basin and low level wc.

Second floor landing has doors to:

Bedroom 4: 14'0" x 14'0" double glazed side aspect.

Bedroom 5: 10'0" x 8'0" double glazed side aspect.

Garage: 16'5" x 9'11" double glazed side aspect.

Outside: To the front there is off road parking and access to the garage. to the rear there is a 200ft south facing mature garden with a variety of trees, plants and shrubs. the garden is mainly laid to lawn, with a patio area and side access to the property.

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