



Tenaplas Drive, Upper Basildon, RG8 8SS



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A stunning family home in an idyllic rural setting in this sought after West Berkshire village: it has woodland to front and rear. The beautifully presented accommodation has 3 double bedrooms and 4-piece bathroom, a double aspect, 21' living/dining room, striking kitchen/breakfast room and a spacious hall with cloakroom. Outside it features a superb 80' rear garden with a gate to the woods at the rear, there is ample driveway parking and a large 35' x 13' garage offering further development potential. It is just 3.3 miles to the train station in Pangbourne with Paddington within 35-40 minutes.



Tenure - Freehold

Entrance Hall: Tiled floor, porthole side window, downlighters.

Inner Hall: Stairs to landing, radiator, downlighters.

Cloakroom: Fitted with a white two-piece suite, tiled floor, downlighters.

Living/Dining Room: A bright double aspect room with window to the front and French doors out to the garden. Feature fireplace with white surround, display shelving to side of chimney breast. Dining area by the French doors, radiators, chrome fittings, Egg and Dart cornice.

Kitchen/Breakfast Room: Beautifully fitted with matching units, worktops and stainless steel sink, there is an integrated induction hob, extractor hood, NEFF electric oven and microwave, dishwasher, fridge and freezer. Tiled and heated floor and a window overlooking the garden. Door to the garage.





Stairs to Landing: Window to the side, loft access and downlighters.

Bedroom 1: Window to the rear, fitted wardrobes, radiator and a coved ceiling.

Bedroom 2: Window to the front, radiator and a coved ceiling.

Bedroom 3: Fitted wardrobes and shelving, window to the rear, radiator and coved ceiling.

Bathroom: A stylish 4-piece suite that includes a bath and separate shower cubicle, window to the front, part tiled walls, tiled floor. Radiator, downlighters and display shelving.

Outside

To the Front: There is a double width drive with an adjacent area of lawn with flower borders. Brick walls front and side.

Large Garage: A substantial space with an electric roller door to front and doors to the kitchen and garden. Power and lights, window to rear.

Rear Garden: A superb feature it extends to approximately 80' and enjoys a good level of seclusion abutting woods to the rear. Paved path and a large lawned area with timber fencing and gate leading to woodland. Barked borders to the side.



Approximate Gross Internal Area 1544 sq ft - 144 sq m

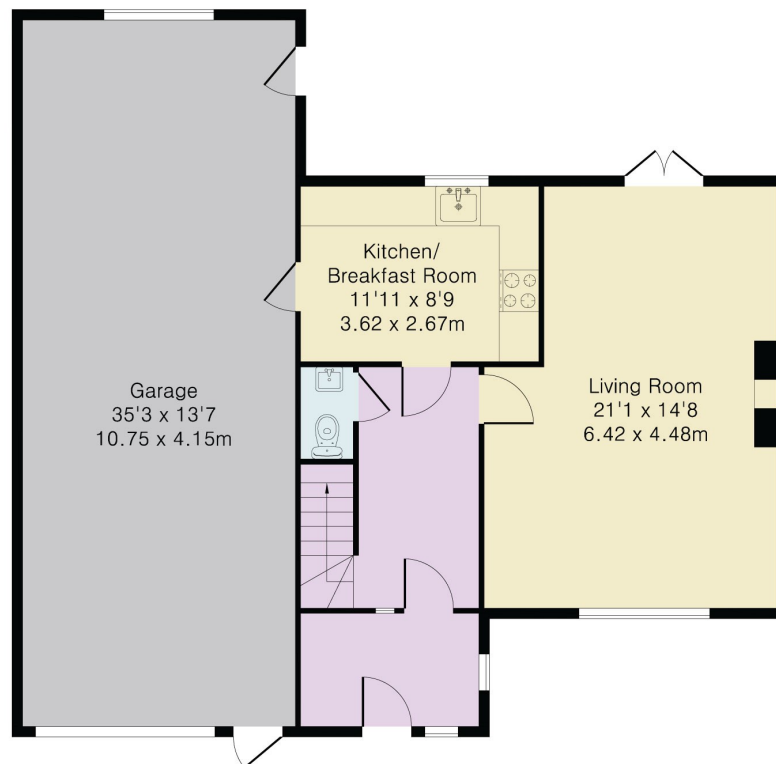
Ground Floor Area 1042 sq ft – 97 sq m

First Floor Area 502 sq ft – 47 sq m

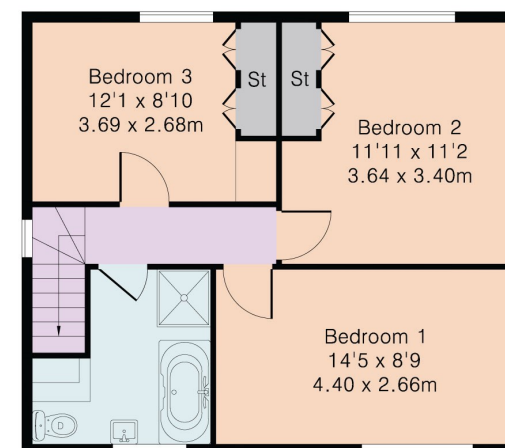


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Ground Floor



First Floor

