



Drayton Road, Reading, Berkshire.

£450,000 Freehold

Arins Tilehurst - Offered to the market is this beautiful and characterful three bedroom semi detached family home with potential to extend (STPP). The property is situated in a popular location to the West of Reading, being within walking distance to a bus route leading to Reading town centre, while having excellent access to Prospect park, as well as being a reasonable distance from various local shops and amenities. Further accommodation includes a living room, beautiful open plan kitchen dining room, and an upstairs bathroom. Other features include driveway parking, a rear garden with a garage, gas central heating and a new boiler with a 10 year guarantee, updated guttering and roof flashing, and double glazed windows throughout.

- Potential to Extend (STPP)
- Three Bedrooms
- Beautifully Presented
- Refitted Kitchen Dining Room
- Refitted Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Great Access Into Reading Town Centre



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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.  
Made with Metronix ©2024

**Property Description**

**Ground Floor**

**Entrance Hall**

Single radiator, under stairs cupboard, stairs to first floor.

**Living Room**

11' 7" x 11' 6" (3.53m x 3.51m) Front aspect double glazed window, TV point, telephone point, double radiator.

**Kitchen Dining Room**

19' 4" x 15' 0" (5.89m x 4.57m) French doors leading to garden, two rear aspect double glazed window, side aspect double glazed window, range of base and eye level units, space for white goods, space for fridge freezer, built in fan over, gas hob with extractor hood, 1.5 bowl sink with draining board, built in dish washer, partly tiled walls, laminated wood flooring, boiler, downlights, storage cupboard.

**First Floor**

**Landing**

Access to all first floor rooms and the loft hatch.

**Bedroom One**

15' 0" x 12' 2" (4.57m x 3.71m) Front aspect double glazed bay window, front aspect double glazed window, double radiator, downlights.

**Bedroom Two**

13' 0" x 8' 6" (3.96m x 2.59m) Rear aspect double glazed window, double radiator, downlights.

**Bedroom Three**

10' 0" x 6' 2" (3.05m x 1.88m) Rear aspect double glazed window, single radiator.

**Family Bathroom**

8' 6" x 5' 11" (2.59m x 1.80m) Side aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, heated towel rail, partly tiled walls, downlights.

**Outside**

**Garden**

Beautiful fence enclosed rear garden that comprises of a good sized patio to the rear of the property that leads up to a lawned area surrounded by mature shrubs, trees and planting beds. To the right is a concreted area running up from the side access to the garage.

**Parking**

Driveway parking and additional on street parking.

**Garage**

15' 6" x 8' 4" (4.72m x 2.54m) Side hinged garage door, four side aspect windows, power.

**Council Tax Band**

C

