

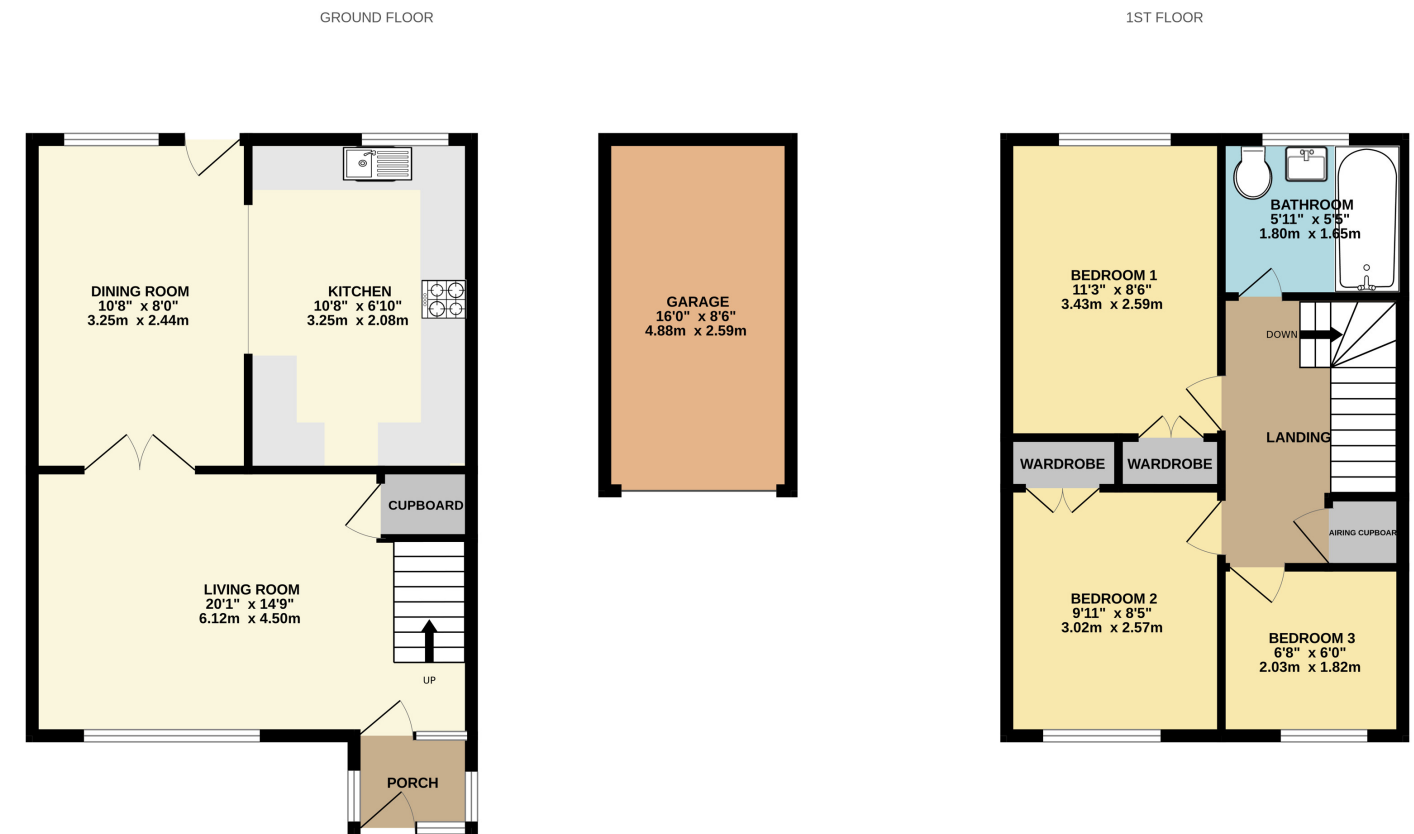


Broomfield Road, Tilehurst, Reading.

£340,000 Freehold

Arins Tilehurst - Offered to the market is this spacious three bedroom end of terrace family home. It is conveniently situated in a sought after road within easy reach of Tilehurst Train Station, buses into Reading Town Centre, supermarkets including Waitrose, and schools. Further accommodation includes a 20ft living room, a kitchen dining room, and an upstairs family bathroom. Other features include driveway parking for two vehicles, a garage, a low maintenance rear garden, gas central heating and double glazed windows throughout.

- Three Bedrooms
- Kitchen / Dining Room
- Refitted Bathroom
- Garage
- Driveway
- Close to Tilehurst Train Station
- Close to Tilehurst Village
- Close to Bus Routes, Large Waitrose



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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Property Description

Ground Floor

Porch

5' 11" x 3' 1" (1.80m x 0.94m) Two side aspect double glazed windows, side aspect double glazed window.

Living Room

14' 9" x 20' 1" (4.50m x 6.12m) Front aspect double glazed window, feature gas fireplace, TV point, CAT 5 port, two double radiators, access to understairs storage, solid wood flooring.

Dining Room

6' 10" x 10' 8" (2.08m x 3.25m) Rear aspect double glazed window, door leading to patio, double radiator.

Kitchen

6' 10" x 10' 8" (2.08m x 3.25m) Rear aspect double glazed window, range of base and eye level units, single bowl sink with draining board, cooker with extractor hood, space for dish washer, space for washing machine, partly tiled walls, CAT 5 port, downlight.

First Floor

Landing

Offers access to all first floor rooms, the storage cupboard, and the loft. Solid wood flooring.

Bedroom One

8' 6" x 11' 3" (2.59m x 3.43m) Rear aspect double glazed window, single radiator, TV point, two CAT 5 ports, solid wood flooring, built in wardrobe.

Bedroom Two

8' 5" x 9' 11" (2.57m x 3.02m) Front aspect double glazed window, single radiator, TV point, CAT 5 port, built in wardrobe, solid wood flooring.

Bedroom Three

6' 0" x 6' 8" (1.83m x 2.03m) Front aspect double glazed window, CAT 5 port, single radiator, solid wood flooring.

Outside

Garden

Well maintained rear garden that comprises of a patio to the rear of the property that leads down on to a separate lawn. The garden also benefits from rear access to the driveway and side access to the garage.

Parking

Driveway parking for two cars.

Garage

8' 6" x 16' 0" (2.59m x 4.88m) Single garage with side access into garden and an up and over garage door.

Council Tax Band

C

