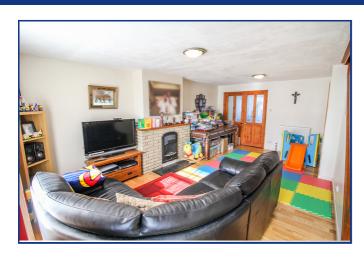
Broomfield Road, Tilehurst, Reading.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk















Broomfield Road, Tilehurst, Reading.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



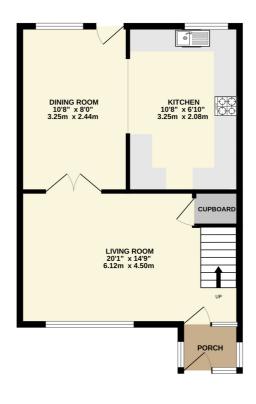


£340,000 Freehold

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







GROUND FLOOR



ilst every attempt has been made to ensure the acc doors, windows, rooms and any other items are app mission or missiatament. This plan is for illustrative spective purchaser. The services, systems and appli as to their operability or d Made with Met

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^{\prime} 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

 $8^{\prime}\,5^{\prime\prime}\,x\,9^{\prime}\,11^{\prime\prime}$ (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

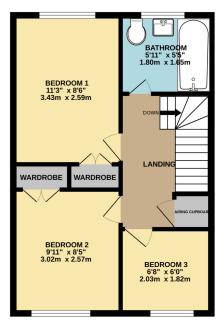
6' 0" x 6' 8" (1.83m x 2.03m) Front aspect double glazed window, CAT 5 port, single radiator, solid wood flooring.

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. 1ST FLOOR





cy of the floorplan contained here, measurements imate and no responsibility is taken for any error, poses only and should be used as such by any es shown have not been tested and no guarantee iency can be given. ix c20123

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

