

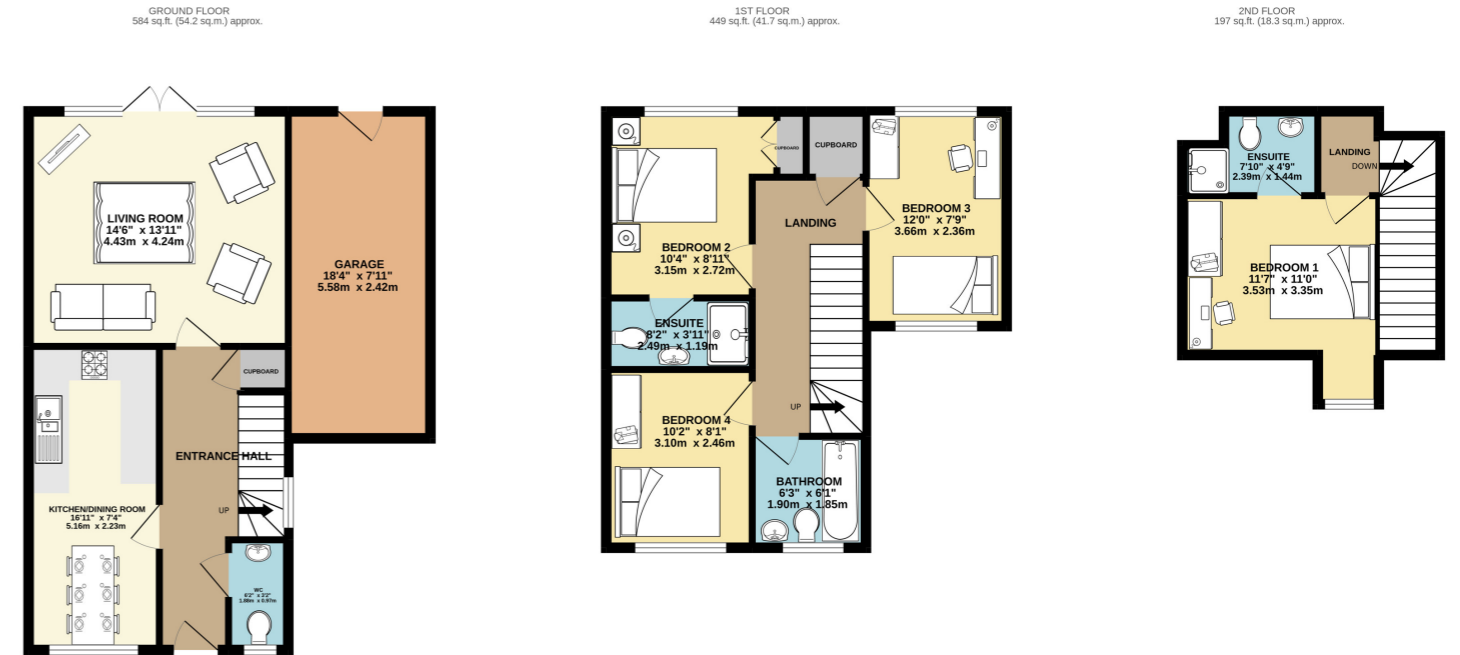


Heathway, Tilehurst, Reading.

£525,000 Freehold

Arins Tilehurst - Offered to the market is the extremely well presented four double bedroom detached family home. The property is situated in a desirable area, being within the Birch Copse and Little Heath school catchment areas, while being close to various other local shops and amenities, as well as bus routes. Further accommodation includes an open plan kitchen dining room, a lounge, a downstairs WC, a first floor bathroom, and two ensembles. Other features include driveway parking for two vehicles, an integral single garage, a beautiful fence enclosed rear garden, gas central heating, and double glazed windows throughout.

- Four Double Bedrooms
- Open Plan Kitchen/Dining Room
- Living Room
- Two Ensuite Bathrooms
- Downstairs WC
- Private Rear Garden
- Driveway & Garage
- Little Heath School Catchment



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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.
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Property Description

Ground Floor

Entrance Hall

Side aspect double glazed window, offers access to all ground floor rooms, access to under stair storage.

Kitchen Dining Room

7' 4" x 16' 11" (2.24m x 5.16m) Front aspect double glazed window, range of base & eye level units, one and a half bowl sink with draining board, gas hob with extractor hood, two built in ovens, built in fridge freezer, space for dish washer, space for washing machine, partly tiled walls, double radiator.

Living Room

14' 6" x 13' 11" (4.42m x 4.24m) Rear aspect French doors leading to patio, two rear aspect double glazed windows, telephone point, TV point, two double radiators.

Downstairs WC

3' 2" x 6' 2" (0.97m x 1.88m) Front aspect double glazed window, pedestal wash basin, low level WC, extractor fan, double rad.

Garage

7' 11" x 18' 4" (2.41m x 5.59m) Power, up & over garage door, door at rear leading to garden.

First Floor

Landing

Side aspect double glazed window, offers access to all first floor rooms and the airing cupboard, double radiator.

Bedroom Two

8' 11" x 10' 4" (2.72m x 3.15m) Rear aspect double glazed window, access to en suite, built in wardrobe, TV point, double radiator.

En-suite

8' 1" x 3' 11" (2.46m x 1.19m) Low level WC, pedestal wash basin, walk in shower cubicle, partly tiled walls, extractor fan, shaving point, double radiator.

Bedroom Three

7' 9" x 12' 0" (2.36m x 3.66m) Front aspect double glazed window,

rear aspect double glazed window, double radiator.

Bedroom Four

8' 4" x 10' 2" (2.54m x 3.10m) Front aspect double glazed window, double radiator.

Family Bathroom

6' 1" x 6' 3" (1.85m x 1.91m) Front aspect double glazed window, pedestal wash basin, low level WC, panel enclosed bath with shower, partly tiled walls, shaving point, double radiator, extractor fan.

Second Floor

Master Bedroom

11' 0" x 11' 7" (3.35m x 3.53m) Front aspect double glazed window, access to ensuite, double radiator, loft hatch.

Ensuite

7' 10" x 4' 9" (2.39m x 1.45m) Low level WC, pedestal basin, shower cubicle, double radiator, partly tiled walls, shaving point.

Outside

Rear Garden

Beautiful fence enclosed rear garden compromised of a patio, a raised decking area and a separate lawn area which offers plenty of privacy.

Parking

Driveway parking for two vehicles and an integral single garage.

Council Tax Band

