

114 Thirlmere Avenue, Tilehurst, Reading, Berkshire
. RG306XL.



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Thirlmere Avenue, Tilehurst, Reading, Berkshire.
RG30.

£330,000 Freehold

Arins Property Services are delighted to present this well-presented three-bedroom terraced house offering the perfect blend of comfort, convenience, and modern living. To the front, the property features driveway parking, while to the rear, a private garden provides a private outdoor retreat perfect for a summers evening. Inside, the ground floor offers a welcoming living room at the front of the house, and to the rear, a bright and spacious kitchen/breakfast room, complete with garden views – perfect for everyday family life or entertaining. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Since purchasing the property in 2020, the current owner has undertaken a number of significant upgrades, including: Installation of air conditioning in the kitchen and main bedroom A new combi boiler for improved energy efficiency Additional insulation for year-round comfort New carpets fitted upstairs and a tastefully upgraded kitchen. Located on Thirlmere Avenue, the home is within walking distance to Tilehurst train station, with easy access to Reading town centre via nearby bus routes. A range of local shops, schools, amenities and McIlroy Park are all nearby making this an ideal choice for families, professionals, or those seeking a well-connected yet peaceful lifestyle.

- Driveway Parking
- Three Bedroom House
- Private Rear Garden
- Close To Local Transport Links
- Kitchen/Breakfast Room
- Modern Decor

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.

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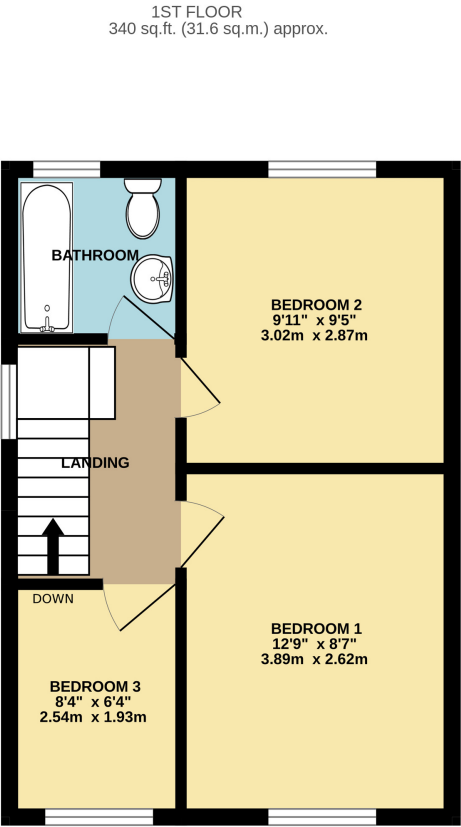
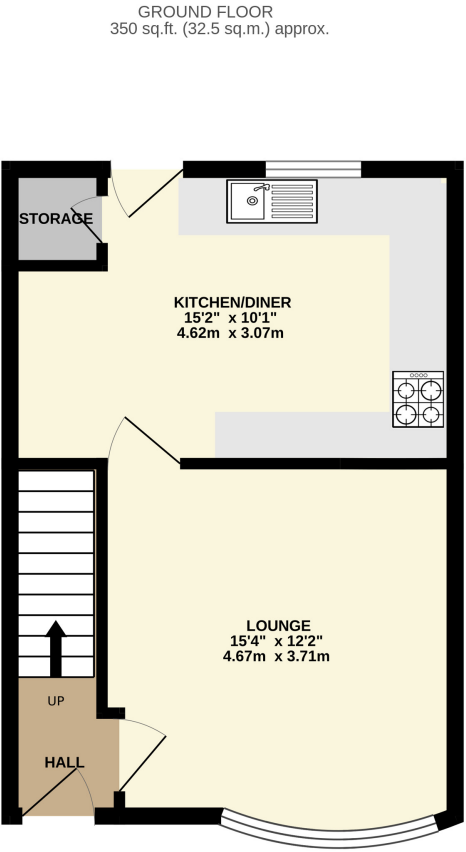


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TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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

Living Room

12' 2" x 15' 4" (3.71m x 4.67m)

Kitchen/ Breakfast Room

15' 2" x 10' 1" (4.62m x 3.07m)

First Floor

Bedroom One

12' 9" x 8' 7" (3.89m x 2.62m)

Bedroom Two

9' 5" x 9' 11" (2.87m x 3.02m)

Bedroom Three

6' 4" x 8' 4" (1.93m x 2.54m)

Bathroom

5' 5" x 6' 4" (1.65m x 1.93m)

OUTSIDE

Driveway Parking

Private Rear Garden

Council Tax Band

C