

Holford Close, Tilehurst, Reading, Berkshire.
RG31.

£500,000 Freehold

Arins Property Services are delighted to present this well-presented three-bedroom detached house situated in a quiet cul-de-sac. Perfect for families or those looking to upsize. Offered with no onward chain, the property features driveway parking and a garage, offering both convenience and practicality. Upon entering, a downstairs WC is located to the left, while to the right you'll find a generously sized living room – ideal for relaxing or entertaining guests. To the rear, the modernised kitchen boasts built-in appliances and opens into a bright conservatory, providing additional living space and access to the garden. Upstairs, there are three double bedrooms, all well-proportioned, serviced by a contemporary family bathroom. Set in a peaceful residential area, the home benefits from excellent transport links, local bus services, and proximity to well-regarded schools, making it a great choice for growing families.

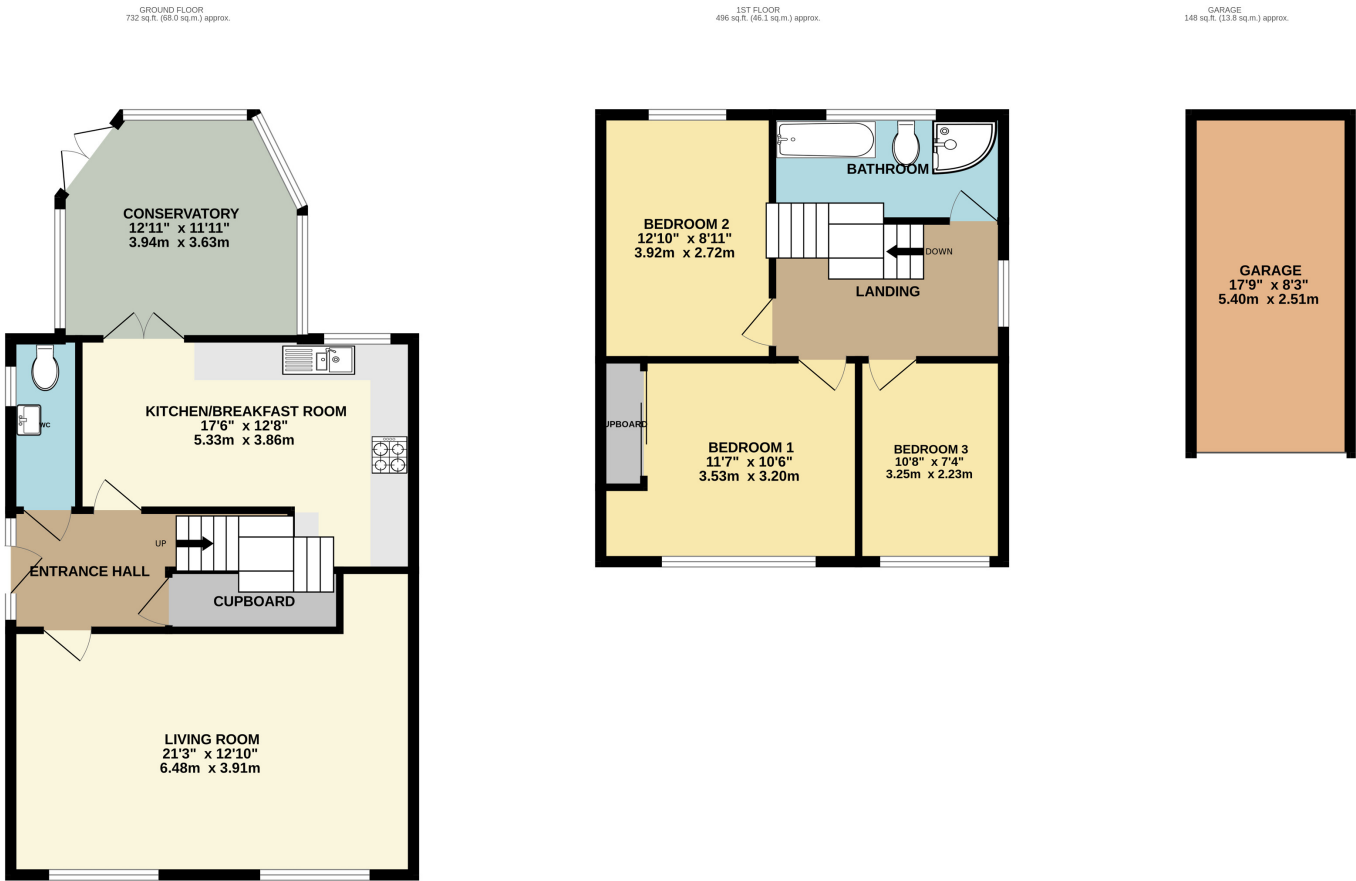
- Cul De Sac Location
- No Onward Chain
- Three Bedroom Detached House
- Garage & Driveway Parking
- Downstairs WC
- Close to Local Transport Links



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TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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

Downstairs WC

3' 2" x 9' 0" (0.97m x 2.74m)

Living Room

12' 10" x 21' 3" (3.91m x 6.48m)

Kitchen

12' 8" x 17' 6" (3.86m x 5.33m)

Conservatory

12' 11" x 11' 1" (3.94m x 3.38m)

First Floor

Bathroom

11' 9" x 5' 6" (3.58m x 1.68m)

Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m)

Bedroom Two

8' 11" x 12' 10" (2.72m x 3.91m)

Bedroom Three

7' 4" x 10' 8" (2.24m x 3.25m)

Outside Space

Driveway Parking

Private rear garden

Garage

Council Tax Band

E

