

Little Oaks Drive, Tilehurst, Reading, Berkshire.  
RG31 5EG.



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£1,200 pcm

Arins Property Services - Two bedroom First Floor  
Maisonette offered to the rental market Part Furnished  
or Unfurnished. The property comprises of porch,  
landing, lounge / dining room, kitchen with appliances,  
two bedrooms, and bathroom. The property also  
benefits from communal gardens. Available Now.

- First Floor Maisonette
- Two Bedrooms
- Lounge / Dining Room
- Kitchen with Appliances
- Bathroom
- Communal Gardens
- Part Furnished
- Available Now

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



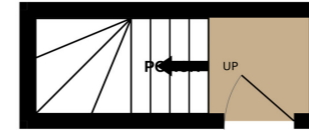
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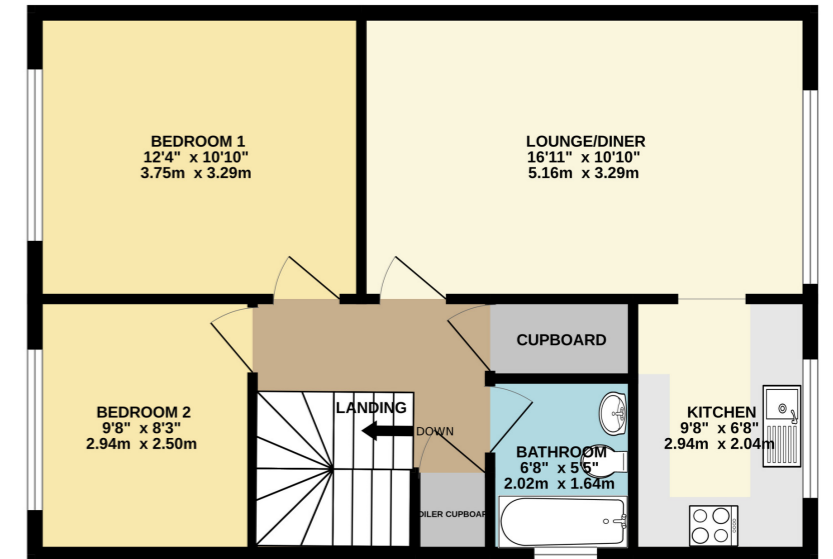
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GROUND FLOOR  
46 sq.ft. (4.3 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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 Porch

Entrance Porch on Ground Floor with stairs to First Floor.

### First Floor

#### Landing

Access to both Bedrooms, Lounge / Diner, Bathroom, Storage Cupboard, and Boiler Cupboard.

#### Lounge / Diner

16'11" x 10'10" (5.16m x 3.29m)

Front aspect double glazed window. Access to Kitchen.

#### Kitchen

9'8" x 6'8" (2.94m x 2.04m)

Front aspect double glazed window. Range of matching base and wall units with work surface over with fitted sink and drainer. Electric oven and hob. Fitted extractor unit.

#### Bedroom One

12'4" x 10'10" (3.75m x 3.29m)

Rear aspect double glazed window. Accessed from Landing.

#### Bedroom Two

9'8" x 8'3" (2.94m x 2.50m)

Rear aspect double glazed window. Access from Landing.

#### Bathroom

6'8" x 5'6" (2.02m x 1.64m)

Side aspect double glazed window. Bathroom suite comprising of bath with shower over, low level WC, and wash hand basin.

#### Outside

#### Communal Gardens

Communal garden area with fitted clothes dryers.

#### Council Tax Band

B

