



Kirkfell Close, Tilehurst, Reading.

£425,000 Freehold

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN and with probate granted, is this spacious three bedroom detached bungalow. The property is situated in an extremely quiet, desirable location, being located in a cul-de-sac. It is walking distance of Tilehurst train station, on a bus route to Reading town centre and is close to various local shops and amenities, as well as various local primary and secondary schools. Further accommodation includes a living room, a kitchen, a conservatory, and a bathroom. Other features include driveway parking for multiple vehicles, a detached garage, a low maintenance rear garden, gas central heating and double glazed windows throughout.

- No Onward Chain
- Three Bedrooms
- Dual Aspect Living Room
- Conservatory
- Family Bathroom
- Kitchen
- Garage & Driveway
- Private Rear Garden



GROUND FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Offers access to all three bedrooms, the living room, the kitchen, the bathroom, the loft, and the airing cupboard. Single radiator.

Living Room

16' 5" x 10' 11" (5.00m x 3.33m) Two side aspect double glazed windows, sliding glass doors leading to conservatory, feature electric fireplace, two double radiators, TV point.

Conservatory

16' 1" x 8' 8" (4.90m x 2.64m) Side door leading to patio.

Kitchen

10' 6" x 11' 6" (3.20m x 3.51m) Rear aspect double glazed window, side door leading to driveway, range of base and eye level units, electric hob with extractor hood, built in oven, built in grill oven, single bowl sink with draining board, space for washing machine, space for fridge freezer, boiler, single radiator, pantry cupboard.

Bedroom One

10' 11" x 12' 2" (3.33m x 3.71m) Front aspect double glazed bay window, range of fitted wardrobes.

Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m) Front aspect double glazed bay window, single radiator.

Bedroom Three

10' 11" x 7' 11" (3.33m x 2.41m) Side aspect double glazed window, two fitted wardrobes, single radiator.

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m) Side aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with electric shower, partly tiled walls, double radiator.

Garage

9' 3" x 18' 11" (2.82m x 5.77m) Two side aspect double glazed windows, up & over garage door, power.

Outside

Garden

The garden has been landscaped into two tiered sections. The first tier includes a large patio to the rear of the property that leads onto the lawn. On the second tier you will find a garden shed and a greenhouse.

Parking

Driveway parking for multiple vehicles to the front and side of the property which leads on to the garage.

Council Tax Band

E

