

Fairford Road, Tilehurst, Reading, Berkshire. RG31 6QJ.



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Fairford Road, Tilehurst, Reading, Berkshire.  
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£430,000 Freehold

Arins Tilehurst - Offered to the market this very well presented three bedroom semi-detached property situated on a good sized corner plot. The property is located within walking distance of Tilehurst train station, while also being on a bus route to Reading town centre and is close to various local shops and amenities, as well as various local and primary and secondary schools. Accommodation comprises of large entrance hall, dual aspect lounge / dining room, and a refitted kitchen. To the first floor there is three bedrooms and refitted family bathroom. To the outside is an attractive front garden and enclosed rear garden both with mature shrubs and plants. To the rear of the property is garage and driveway parking for 2/3 cars.

- Three Bedrooms
- Lounge / Dining Room
- Corner Plot Garden
- Family Bathroom
- Garage & Driveway Parking
- Close to Tilehurst Train Station
- Good Order Throughout
- Large Entrance Hall

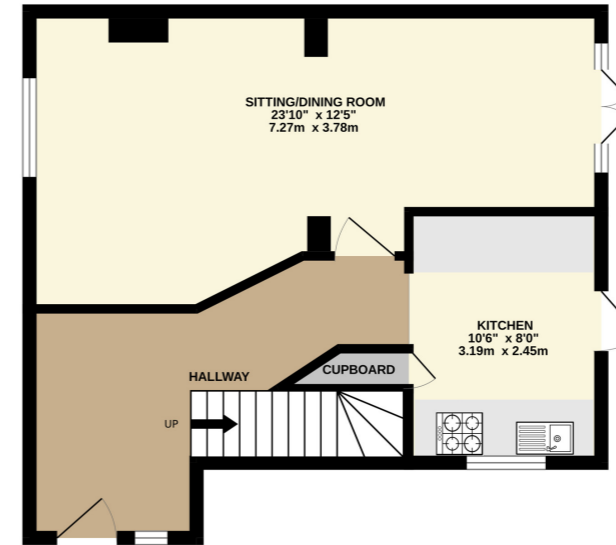
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



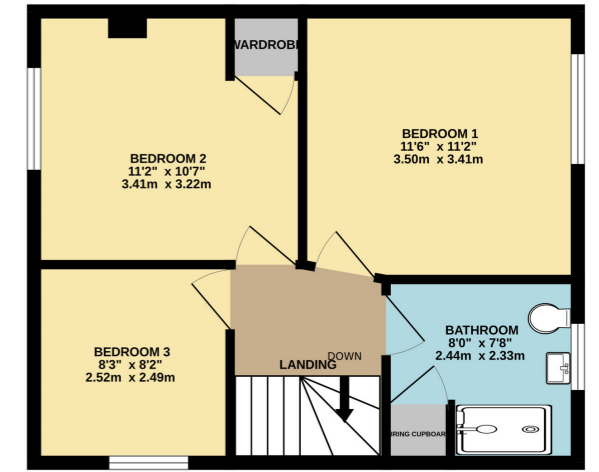
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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

Tiled flooring, Stairs to First Floor, Access to Lounge / Dining Room and Kitchen.

#### Lounge / Dining Room

23'10" x 12'5" (7.27m x 3.78m) Front aspect double glazed window, rear aspect double glazed French Doors leading to Rear Garden, access from entrance hall.

#### Kitchen

10'6" x 8'0" (3.19m x 2.45m) Side aspect double glazed window, door into rear garden, range of base and eye level units with work surface over, fitted sink with drainer, gas hob with single oven, tiled flooring.

### First Floor

#### Landing

Access to all first floor rooms, front aspect double glazed window.

#### Bedroom One

11'6" x 11x2" (3.50m x 3.41m) Rear aspect double glazed window, radiator.

#### Bedroom Two

11'2" x 10'7" (3.41m x 3.22m) Side aspect double glazed, radiator.

#### Bedroom Three

8'3" x 8'2" (2.52m x 2.49m) Front aspect double glazed window, radiator.

### Family Bathroom

8'0" x 7'8" (2.44m x 2.33m) Double glazed window, low level WC, wash basin, walk in shower cubicle, airing cupboard.

### Outside

#### Front Garden

Corner plot laid mainly to lawn with mature plants and shrubs, pathway to front door.

#### Rear Garden

Well laid out corner plot with patio area, artificial lawn area, raised decking area, covered section, mature large shrubs and plants to surrounds giving good privacy. Access to front garden and driveway. Access to garage.

### Garage

Garage has been partitioned off to rear with two doors from rear garden giving access to both areas.

### Driveway Parking

Concrete and gravel parking for 2/3 cars.

### Council Tax Band

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