

Southcote Lane, Reading, Berkshire. RG30 3AF.

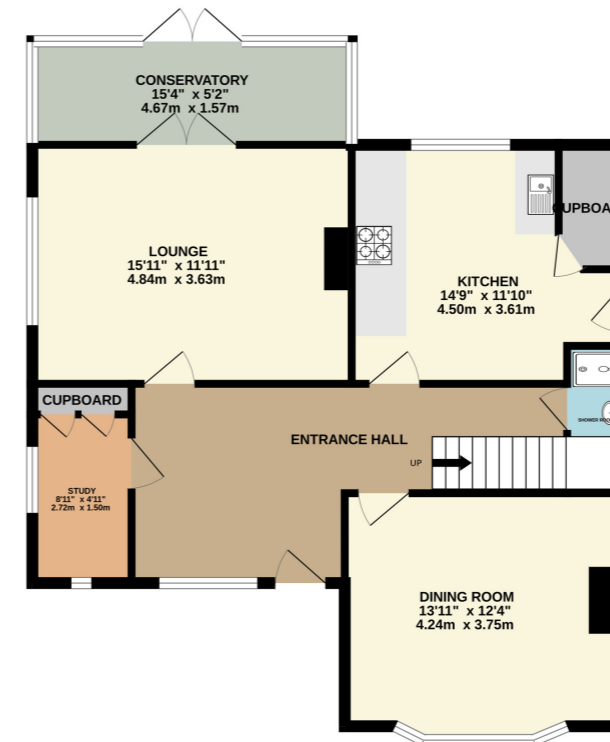
£2,500 pcm

Arins Tilehurst - Available immediately is this unfurnished four bedroom detached property. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre, along with fantastic access to schools such as the Wren School and Hugh Faringdon. Further accommodation includes two reception rooms, conservatory, study, kitchen, downstairs shower room, and a separate bathroom and WC. Other features includes gas central heating, double glazed windows, driveway parking for multiple vehicles, separate garage and enclosed rear garden.

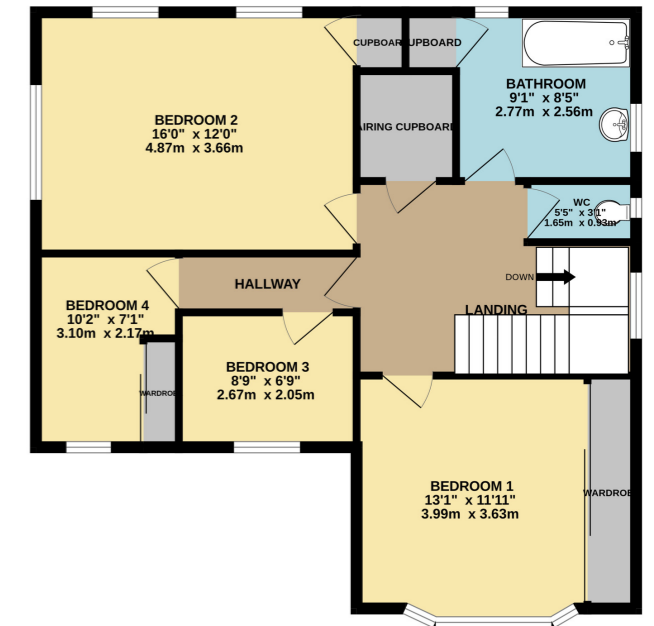
- Close to Public Transport Links
- Four Bedrooms
- Shower Room
- Family Bathroom & W/C
- Detached
- Two Reception Rooms
- Conservatory
- Study
- Driveway and Garage
- Kitchen with Walk in Larder



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
764 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.1 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

Entrance Hall

Front aspect double glazed window. Access to Study, Living Room, Dining Room, Shower Room, & Kitchen. Stairs to First Floor.

Study

8'11" x 4'11" (2.72m x 1.50m)
Front aspect small portal window. Side aspect double glazed window. Fitted cupboards.

Living Room

15'11" x 11'11" (4.84m x 3.63m)
Side aspect double glazed window. Double doors to Conservatory.

Conservatory

15'4" x 5'2" (4.67m x 1.57m)
Rear aspect double doors to Rear Garden. Rear and side aspect double glazed windows.

Kitchen

14'9" x 11'10" (4.50m x 3.61m)
Rear aspect double glazed window. Base and wall units with work surface over with fitted sink. Gas hob. Walk in Larder. Side door.

Shower Room

Side aspect window. Low level WC. Wash hand basin. Walk in shower cubicle.

Dining Room

13'11" x 12'4" (4.24m x 3.75m)
Front aspect double glazed bay window.

First Floor

Landing

Side aspect double glazed window. Access to Bedrooms One and Two, WC, Bathroom, and Inner Hallway. Large Airing Cupboard.

Bedroom One

13'1" x 11'11" (3.99m x 3.63m)
Front aspect double glazed bay window. Built in sliding door wardrobes.

WC

Side aspect double glazed window. Low level WC.

Bathroom

9'1" x 8'5" (2.77m x 2.56m)
Side and rear aspect double glazed windows. Bath with shower over. Wash hand basin. Storage Cupboard.

Bedroom Two

16'0" x 12'0" (4.87m x 3.66m)
Two rear aspect and side aspect double glazed windows. Storage Cupboard.

Inner Hallway

Gives access to Bedrooms Three and Four.

Bedroom Three

8'9" x 6'9" (2.67m x 2.05m)
Front aspect double glazed window.

Bedroom Four

10'2" x 7'1" (3.10m x 2.17m)
Front aspect double glazed window. Built wardrobe with sliding doors.

Outside

Grounds

To the front is parking for 3/4 cars. Side access to separate garage. To rear decking area and lawn area.

Council Tax Band

F