

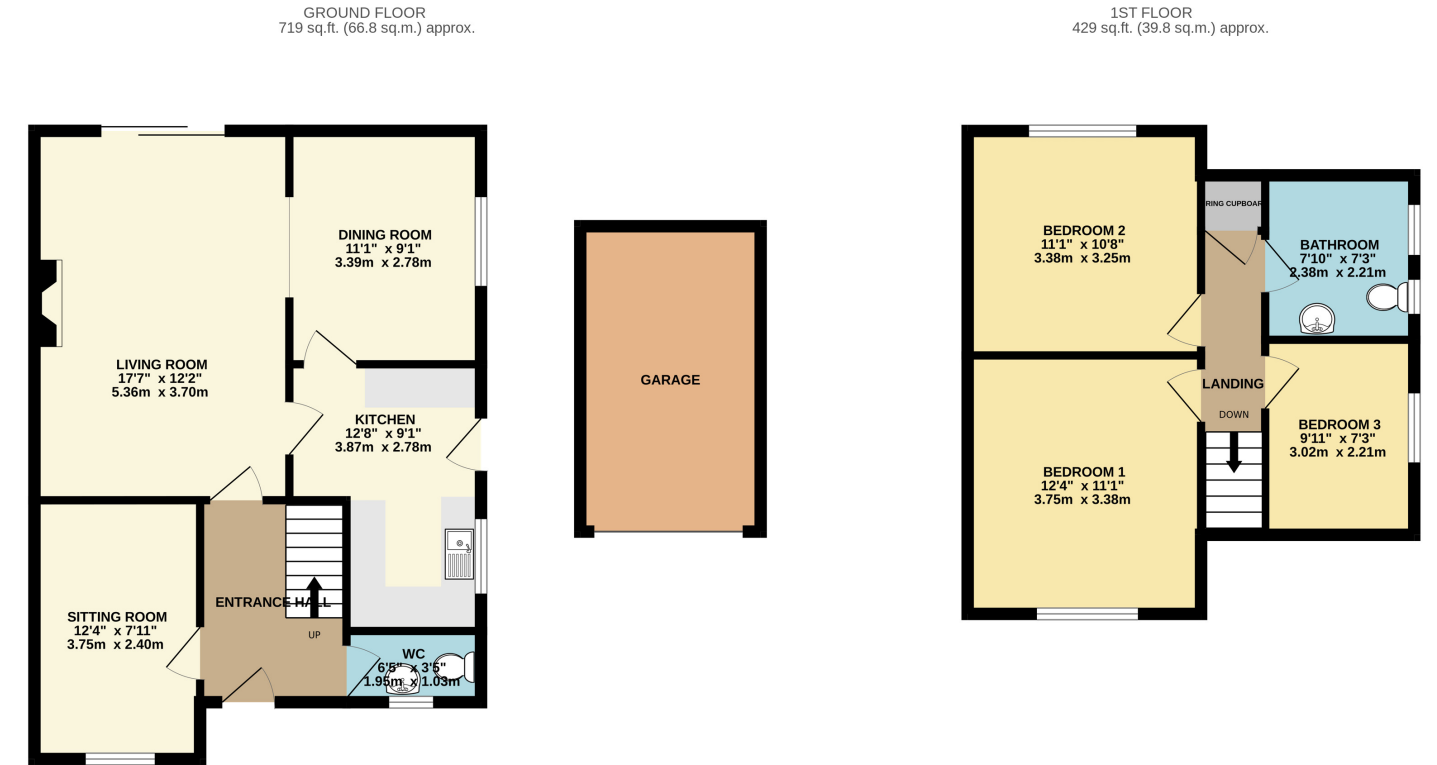


Mayfair, Tilehurst, Reading.

£425,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this three bedroom semi detached property that has the added bonus of fantastic potential to extend STPP. The property has excellent access to junction 12 of the M4 motorway, and close to the A4; leading to Newbury. It also offers great access to Tilehurst Village, and is close to a bus route leading to Reading town centre plus various local shops and amenities. Further accommodation includes three reception areas, kitchen, downstairs wc, and a first floor wet room. Other features include gas central heating, double glazed windows, a good sized enclosed side and rear garden, driveway parking, and a detached single garage.

- Three Bedrooms
- Three Reception Rooms
- Downstairs W/C
- Driveway Parking
- No Onward Chain
- Potential to Extend (STPP)
- Detached Single Garage
- Close to Public Transport Links



MAYFAIR
TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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

Stairs leading to first floor, single radiator, understairs storage.

Living Room

17' 7" x 12' 2" (5.36m x 3.71m) Sliding doors into rear garden, electric fireplace, double radiator, single radiator, television point.

Dining Room

11' 1" x 9' 1" (3.38m x 2.77m) Side aspect double glazed window, single radiator.

Sitting Room

12' 4" x 8' 5" (3.76m x 2.57m) Front aspect double glazed window, single radiator.

Kitchen

12' 8" x 9' 1" (3.86m x 2.77m) Side aspect double glazed window, door leading into garden, range of base and eye level units, single bowl with drainer, space for white goods, laminate wood flooring, home to boiler.

Downstairs WC

6' 5" x 3' 5" (1.96m x 1.04m) Front aspect double glazed window, vinyl flooring, low level wc, wash basin with vanity unit.

First Floor

Landing

Access to all first floor rooms, loft hatch, airing cupboard.

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m) Front aspect double glazed window, single radiator, television point.

Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m) Rear aspect double glazed window, single radiator.

Bedroom Three

9' 8" x 7' 3" (2.95m x 2.21m) Side aspect double glazed window, single radiator.

Wetroom

7' 10" x 7' 3" (2.39m x 2.21m) Two side aspect double glazed windows, low level wc, pedestal wash basin with vanity unit, shower, extractor fan, heater, shaving point, double radiator.

Outside

Driveway

Brick paved driveway providing off road parking for multiple vehicles, side access into rear garden.

Garden

Fence enclosed side and rear garden, comprising a patio space, and good sized lawn, surrounded by mature shrubs and bushes.

Garage

Detached single garage to rear of garden, with up and over door.

Council Tax Band

E

