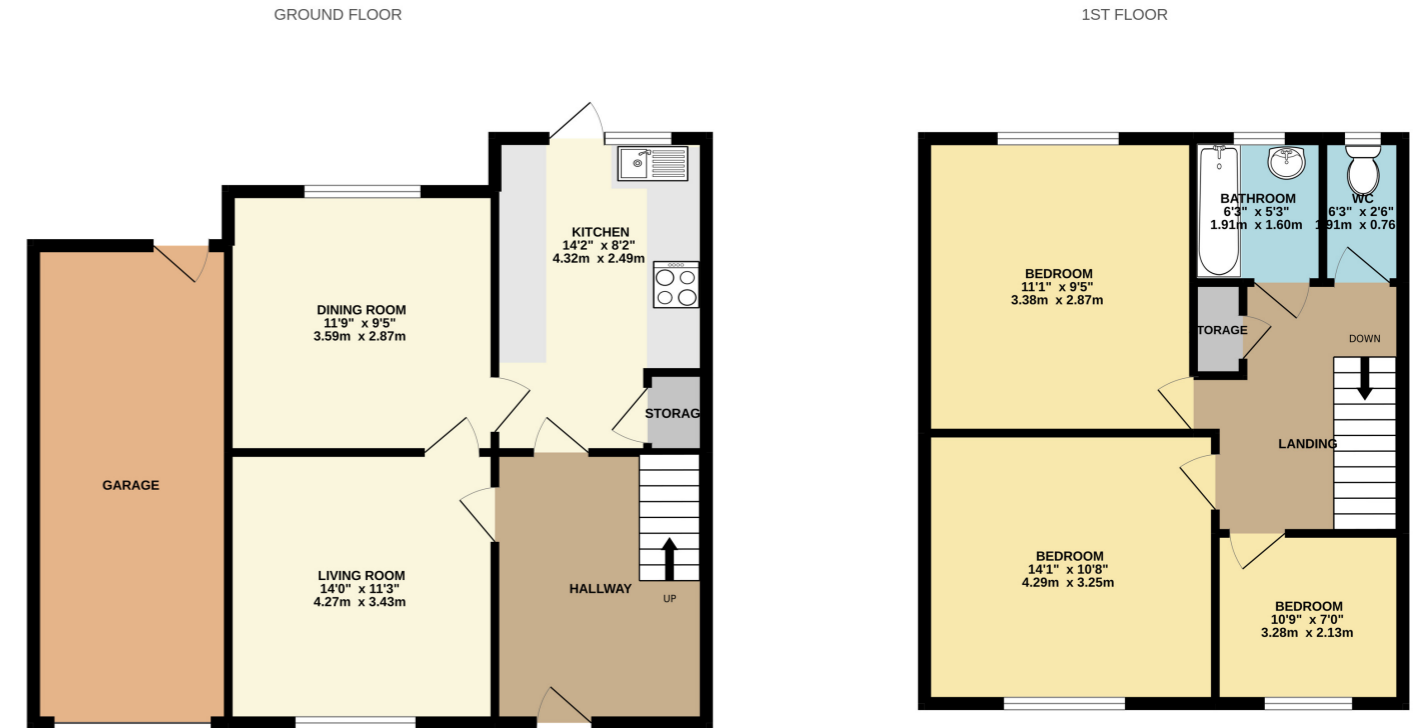


Brooksby Road, Tilehurst, Reading.

£435,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this three bedroom semi detached house. The property is situated in an extremely desirable location, being within 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 two reception rooms, a kitchen, and a first floor bathroom with separate wc. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, a good sized garage, and an enclosed rear garden.

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Driveway Parking
- Garage
- Enclosed Rear Garden
- No Onward Chain
- Close to Tilehurst Train Station



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

Laminate wood flooring, single radiator, stairs leading to first floor.

Living Room

14' 0" x 11' 3" (4.27m x 3.43m) Front aspect double glazed window, electric fireplace, television point, double radiator.

Family Room

11' 9" x 9' 5" (3.58m x 2.87m) Rear aspect double glazed window, television point, double radiator.

Kitchen

14' 2" x 8' 2" (4.32m x 2.49m) Laminate wood flooring, range of base and eye level units, single bowl with drainer, electric hob with oven and extractor hood, under storage, space for white goods.

First Floor

Landing

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

Bedroom One

14' 1" x 10' 8" (4.29m x 3.25m) Front aspect double glazed window, single radiator.

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m) Rear aspect double glazed window, single radiator.

Bedroom Three

10' 9" x 7' 0" (3.28m x 2.13m) Front aspect double glazed window.

Bathroom

6' 3" x 5' 3" (1.91m x 1.60m) Vinyl flooring, rear aspect double glazed window, panel enclosed bath with shower, pedestal wash basin, heated towel rail, partly tiled walls, extractor fan.

WC

6' 3" x 2' 6" (1.91m x 0.76m) Vinyl flooring, rear aspect double glazed window, low level wc.

Outside

Driveway

Parking available for multiple vehicles.

Rear Garden

Fence enclosed rear garden, initial area of artificial grass, with steps leading up to lawn with separate decked area at rear.

Garage

Good sized garage, has light and power, access is an up and over garage door, and door at rear from the garden.

Council Tax Band

