

2 Hugh Fraser Drive, Tilehurst, Reading, Berkshire.  
RG31 4QZ.



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2 Hugh Fraser Drive, Tilehurst, Reading,  
Berkshire. RG31 4QZ.

£340,000 Freehold

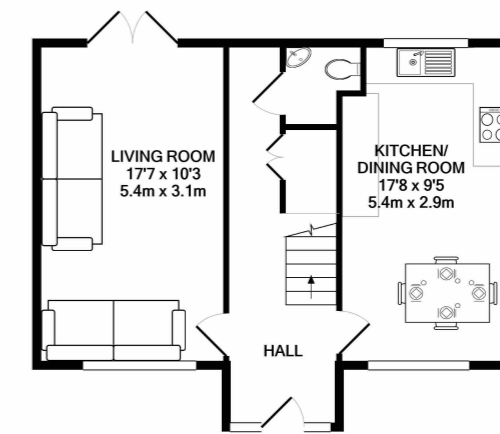
Offered to the market is this spacious three bedroom mid terrace home, the property is close to the 17 bus route which leads to Reading town centre, has excellent access to junction 12 of the M4 motorway, while being a reasonable distance from Tilehurst village centre which includes various local amenities. Further accommodation includes a large lounge, kitchen/ dining room, downstairs WC and a first floor bathroom. Other features include a approximately 100ft rear garden (not measured), gas central heating, double glazed windows and off road parking.

- Three Bedrooms
- Large Lounge
- Kitchen / Dining Room
- Downstairs WC
- Large Enclosed Rear Garden
- Off Road Parking
- Gas Central Heating
- Double Glazed Windows

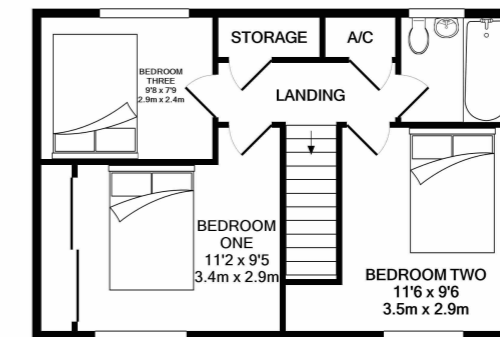
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)  
TOTAL APPROX. FLOOR AREA 938 SQ.FT. (87.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, laminated flooring, understairs cupboard with plumbing for washing machine, single radiator, door leading to rear garden and access to all ground floor rooms.

#### Downstairs WC

Rear aspect double glazed window, low level WC, wall mounted wash hand basin.

#### Lounge

17' 7" x 10' 3" (5.36m x 3.12m) Front aspect double glazed window, laminated flooring, single radiator, TV point, telephone point, double doors leading to rear garden.

### Kitchen/ Dining Room

17' 8" x 10' 3" (5.38m x 3.12m) Front and rear aspect double glazed windows, a range of eye and base level units, single bowl with drainer, fitted gas hob with extractor fan overhead plus separate electric oven, plumbing for dishwasher, space for fridge/ freezer, double radiator, wooden flooring.

### First Floor

#### Landing

Access to all first floor rooms, airing cupboard and separate storage cupboard.

#### Bedroom One

11' 2" x 9' 5" (3.40m x 2.87m) Front aspect double glazed window, single radiator, over stairs cupboard, fitted double wardrobes, with sliding doors, wooden flooring.

#### Bedroom Two

11' 6" x 9' 6" (3.51m x 2.90m) Front aspect double glazed window, wooden flooring, single radiator.

#### Bedroom Three

9' 8" x 7' 9" (2.95m x 2.36m) Rear aspect double glazed window, single radiator.

#### Bathroom

Rear aspect double glazed windows, panel enclosed bath with separate shower, low level WC, glass wash hand basin, single radiator, tiled walls.

### Outside

#### Front Garden

The front garden is enclosed by low level wooden fencing and mature hedges, separate lawned area, private pathway to front door.

#### Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio area leading to a separate lawned area, pathway leading to second half of the garden which includes a vegetable patches, wooden built shed, further lawned area and a wooden gate offering rear access.

#### Council Tax Band