



Elan Close, Tilehurst, Reading.

£350,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain is this fantastic two double bedroom semi detached home set in a lovely quiet cul-de-sac, on a fantastic corner plot. The property is within walking distance of English Martyrs primary school, is close to a bus route leading to Reading town centre, while having access to various local shops and amenities. Further accommodation includes a lounge, refitted kitchen, workshop, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, and an approximately 80ft enclosed rear garden.

- Two Double Bedrooms
- Lounge
- Refitted Kitchen
- Enclosed Rear Garden
- Driveway Parking
- Refitted Bathroom
- Close to Public Transport
- No Onward Chain



ELAN CLOSE, TILEHURST, READING, BERKSHIRE, RG30 4AU

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

Porch

Entrance Hall

Laminate wood flooring, stairs leading to first floor.

Living Room

15' 11" x 10' 9" (4.85m x 3.28m) Front and side aspect double glazed window, laminate wood flooring, double radiator, television point, gas fireplace, telephone point.

Kitchen

15' 11" x 10' 5" (4.85m x 3.17m) Front and side aspect double glazed windows, laminate wood flooring, range of base and eye level units, built in storage cupboards, single sink with drainer, gas hob with extractor hood and oven, space for white goods, built in washing machine, bosh and hotpoint appliances, downlights, wall mounted radiator, home to boiler.

Lobby

Workshop

Has light and power, side aspect window.

First Floor

Landing

Laminate wood flooring, access to all first floor rooms, loft hatch.

Bedroom One

15' 8" x 10' 8" (4.78m x 3.25m) Front and side aspect double glazed windows, double radiator, laminate wood flooring, built in wardrobe.

Bedroom Two

10' 4" x 9' 11" (3.15m x 3.02m) Front aspect double glazed window, laminate wood flooring, double radiator.

Bathroom

6' 6" x 5' 9" (1.98m x 1.75m) Side aspect double glazed window, tiled walls and flooring, low level wc, wash basin, panel enclosed bath with shower, downlights, heated towel rail.

Outside

Driveway

Driveway parking for multiple vehicles, side access into rear garden.

Rear Garden

Large fence enclosed rear garden spanning approximately 83ft.

Council Tax Band