



Craig Avenue, Reading, Berkshire.

£400,000 Freehold

Arins Tilehurst - Offered to the market is this characterful three double bedroom semi detached family home. The property is situated in a popular location to the West of Reading, being within walking distance to a bus route leading to Reading town centre, while having excellent access to Prospect Park, as well as being a reasonable distance from various local shops and amenities. Further accommodation includes a family room, living room, kitchen dining room, cloakroom/utility room, and a first floor family bathroom. Other features includes driveway parking for two vehicles along with an EV point, a good sized rear garden, gas central heating and double glazed windows throughout.

- Three Double Bedrooms
- Two Reception Areas
- Extended Kitchen Dining Area
- Downstairs W/C / Utility
- Four Piece Bathroom Suite
- Driveway Parking
- Enclosed Rear Garden
- No Onward Chain



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

Access into both reception areas, single radiator.

Family Room

14' 0" x 11' 4" (4.27m x 3.45m) Front aspect double glazed bay fronted window, double radiator.

Living Room

14' 10" x 12' 5" (4.52m x 3.78m) Door into rear garden, stairs leading to first floor, telephone point, single radiator, television point.

Kitchen Diner

20' 9" x 10' 5" MAX (6.32m x 3.17m) Range and base and eye level units, vinyl flooring, side aspect double glazed window, five ring gas hob, built in oven, one and a half bowl with drainer, space for white goods, home to boiler, double radiator, downlights, French doors into rear garden.

Utility / Cloakroom

7' 10" x 3' 0" (2.39m x 0.91m) Side aspect double glazed window, tiled walls, vinyl flooring, low level wc, wash basin, space for white goods, downlights, extractor fan.

First Floor

Landing

Access to all first floor rooms, double radiator.

Bedroom One

14' 8" x 11' 11" (4.47m x 3.63m) Two front aspect double glazed windows, single radiator, downlights, built in wardrobes.

Bedroom Two

12' 5" x 9' 10" (3.78m x 3.00m) Rear aspect double glazed window, single radiator, downlights.

Bathroom

11' 4" x 9' 11" (3.45m x 3.02m) Rear and side aspect double glazed window, low level wc, pedestal wash basin, corner bath, shower, airing cupboard, vinyl flooring, downlights, extractor fan, double radiator, heated towel rail.

Second Floor

Bedroom Three

14' 10" x 9' 9" (4.52m x 2.97m) Side aspect double glazed window, double radiator, vaulted ceiling.

Outside

Driveway

Stoney driveway providing off road parking for multiple vehicles, EV point, side access into rear garden.

Rear Garden

Enclosed rear garden, patio slabbed area leading to a good sized lawn, with steps to a separate patioed and stoned area at rear.

Council Tax Band

C

