

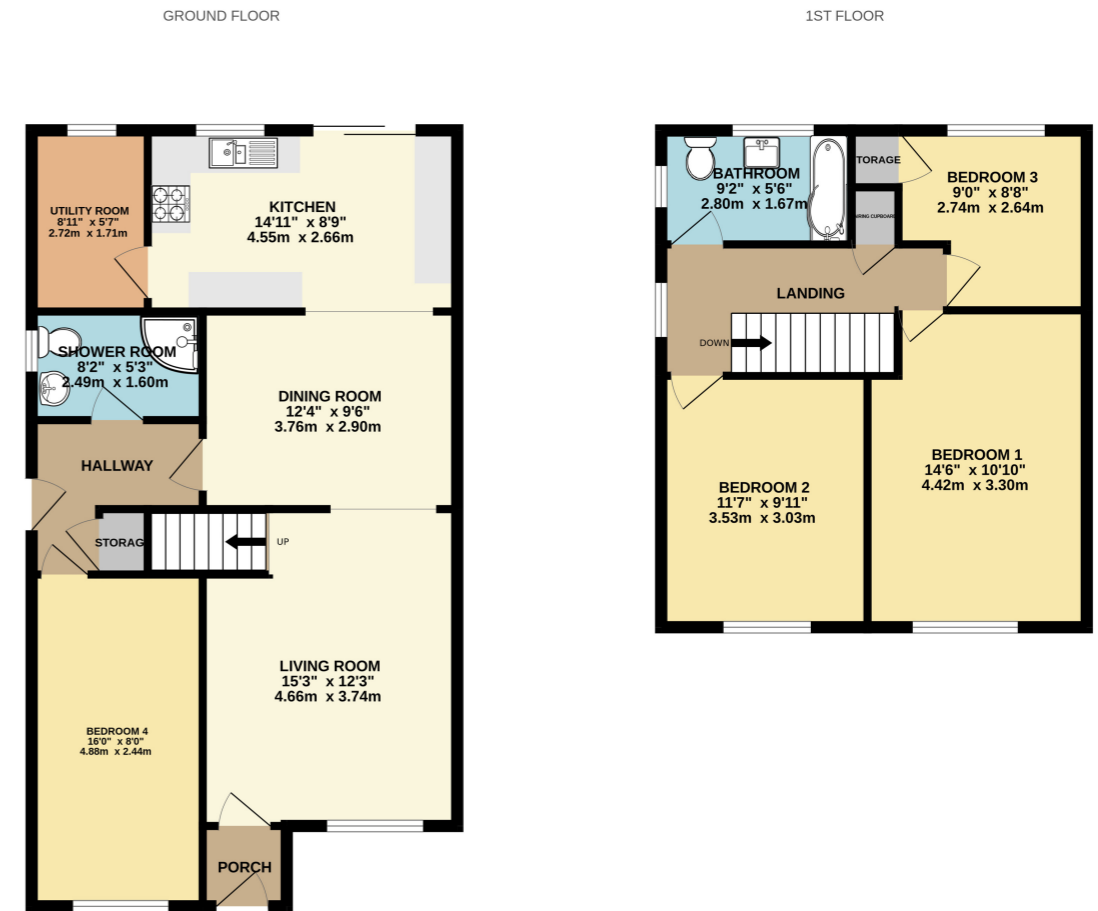


Partridge Drive, Tilehurst, Reading.

£435,000 Freehold

Arins Tilehurst - Offered to the market in the desirable Birds Estate is this well presented four bedroom, extended semi detached home. The property is close to a bus route leading to Reading town centre, while having good access to Little Heath secondary school, as well as being a reasonable distance from various other local shops and amenities. Further accommodation includes a lounge, a dining room, a kitchen, a downstairs shower room, a utility room, and a refitted family bathroom. Other features include driveway parking, a private rear garden, double glazed windows and gas central heating.

- Four Bedrooms
- Three Reception Rooms
- Downstairs Shower Room
- Kitchen
- Refitted Family Bathroom
- Utility Room
- Driveway Parking
- Close to Sulham Woods



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. Made with Metronix 6/2023

Property Description

Ground Floor

level wc, pedestal wash basin, corner shower cubicle with electric shower, partly tiled walls, heated towel rail, extractor fan.

Porch

Single radiator, laminated wood flooring.

Lounge

12' 3" x 15' 3" (3.73m x 4.65m) Front aspect double glazed window, feature gas fireplace, stairs leading to first floor, TV point, telephone point, laminated wood flooring.

Dining Room

12' 4" x 9' 6" (3.76m x 2.90m) Double radiator, downlights, laminated wood flooring.

Bedroom Four

8' 0" x 16' 0" (2.44m x 4.88m) Front aspect double glazed window, double radiator.

Shower Room

8' 2" x 5' 3" (2.49m x 1.60m) Side aspect double glazed window, low

Kitchen

14' 11" x 8' 9" (4.55m x 2.67m) Rear aspect double glazed window, sliding doors leading to rear garden, range of base and eye level units, 1.5 bowl sink with draining board, gas hob with extractor hood, built in dual oven, space for dishwasher, tiled floor, partly tiled walls, downlights.

Utility Room

5' 7" x 8' 11" (1.70m x 2.72m) Rear aspect double glazed window, space for washing machine, space for tumble dryer, space for fridge freezer, double radiator, tiled floor.

First Floor

Bedroom One

10' 10" x 14' 6" (3.30m x 4.42m) Front aspect double glazed window, double radiator.

Bedroom Two

9' 11" x 11' 7" (3.02m x 3.53m) Front aspect double glazed window, double radiator.

Bedroom Three

9' 0" x 8' 8" (2.74m x 2.64m) Rear aspect double glazed window, single radiator, built in wardrobe.

Family Bathroom

9' 2" x 5' 6" (2.79m x 1.68m) Rear aspect double glazed window, side aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with shower, downlights, heated towel rail, partly tiled walls, downlights.

Outside

Parking

Driveway parking for two vehicles.

Rear Garden

Well maintained low maintenance garden that comprises of a large patio to the rear of the property that leads onto the lawn. The property also benefits from a side access into the garden.

Council Tax Band

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