



Foxcombe Drive, Tilehurst, Reading.

£575,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this extremely impressive, extended five bedroom semi detached property. The property is situated within the popular Birch Copse and Little Heath school catchment area. The property also has access to various local shops and amenities, is close to a bus route leading to Reading town centre and Tilehurst train station. Further accommodation includes a large living area with a feature log burner, a refitted kitchen breakfast area, downstairs wc, utility, an ensuite to master, and a four piece bathroom suite. Other features includes off road parking, an enclosed rear garden, double glazed windows, gas central heating, and a good sized integral garage.

- Five Bedrooms
- Large Living Area
- Refitted Kitchen Breakfast Room
- Downstairs W/C
- Utility Room
- Ensuite To Master
- Four Piece Bathroom Suite
- Driveway Parking
- No Onward Chain

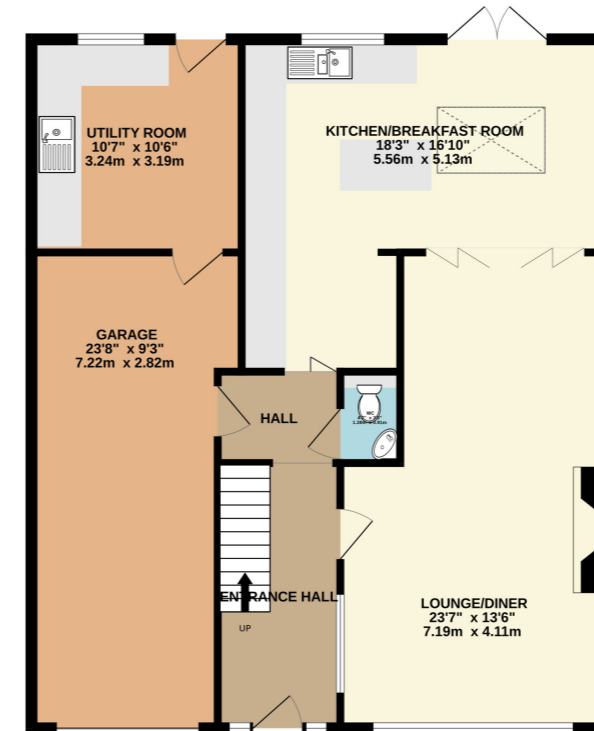
31 Foxcombe Drive, Tilehurst, Reading, Berkshire.
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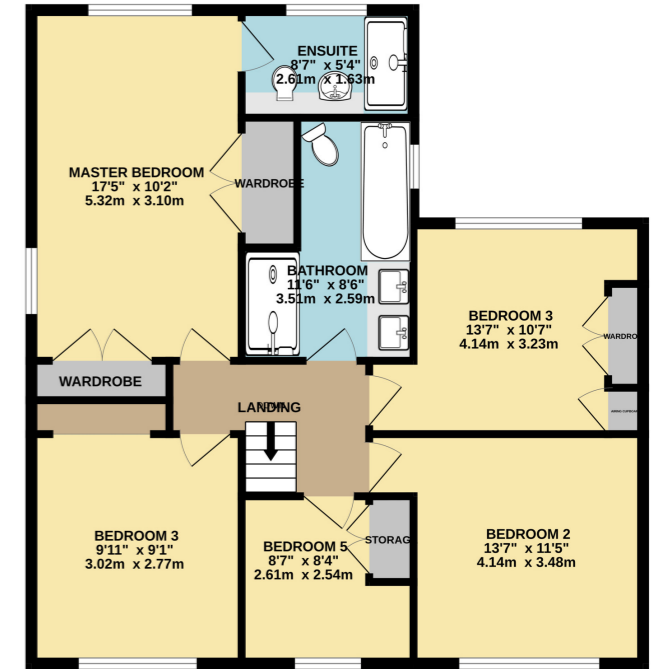
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GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.8 sq.m.) approx.



FOXCOMBE DRIVE

TOTAL FLOOR AREA : 1845 sq.ft. (171.4 sq.m.) approx.

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

Stairs leading to first floor, double radiator, understairs storage, telephone point.

Living Area

23' 7" x 13' 6" (7.19m x 4.11m) Front aspect double glazed window, log burner, two double radiators, television point, bi-fold doors into kitchen breakfast room.

Kitchen Breakfast Room

18' 3" x 16' 10" MAX (5.56m x 5.13m) Range of base and eye level units, space for range cooker and white goods, one and a half sink with drainer, rear aspect double glazed window, tiled flooring, double radiator, French doors into garden, skylight, television point.

Downstairs WC

4' 7" x 3' 0" (1.40m x 0.91m) Low level wc with hidden cistern, wash basin, tiled flooring, partly tiled walls, extractor fan.

Utility

10' 7" x 10' 6" (3.23m x 3.20m) Rear aspect double glazed window, door into rear garden, single bowl with drainer, double radiator, tiled flooring.

Garage

23' 8" x 9' 3" (7.21m x 2.82m) Electric up and over garage door, has power and light.

First Floor

Landing

Access to all first floor rooms, loft hatch to partially boarded loft.

Master Bedroom

17' 5" x 10' 2" (5.31m x 3.10m) Rear and side aspect double glazed window, double radiator, two built in wardrobes.

Ensuite

8' 7" x 5' 4" (2.62m x 1.63m) Rear aspect double glazed window, walk in shower, low level wc, wash basin with vanity unit, heated towel rail, tiled flooring, shaving point, extractor fan.

Bedroom Two

13' 7" x 11' 5" (4.14m x 3.48m) Front aspect double glazed window, laminate wood flooring, single radiator.

Bedroom Three

13' 7" x 10' 7" MAX (4.14m x 3.23m) Rear aspect double glazed window, single radiator, built in wardrobes, airing cupboard.

Bedroom Four

12' 0" x 9' 11" (3.66m x 3.02m) Front aspect double glazed window, single radiator.

Bedroom Five

8' 7" x 8' 4" (2.62m x 2.54m) Front aspect double glazed window,

single radiator, built in storage.

Family Bathroom

11' 6" x 8' 6" (3.51m x 2.59m) Two wash basins with vanity unit, enclosed bath, low level wc, walk in shower, tiled walls and flooring, heated towel rail, shaving point, extractor fan.

Outside

Driveway

Off road parking provided for multiple vehicles with separate lawned area.

Garden

Fence enclosed rear garden, patio slabs initially with step leading towards lawned area, surrounded by mature shrubs and flowerbeds.

Council Tax Band

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