



Berkeley Avenue, Reading.

£575,000 Freehold

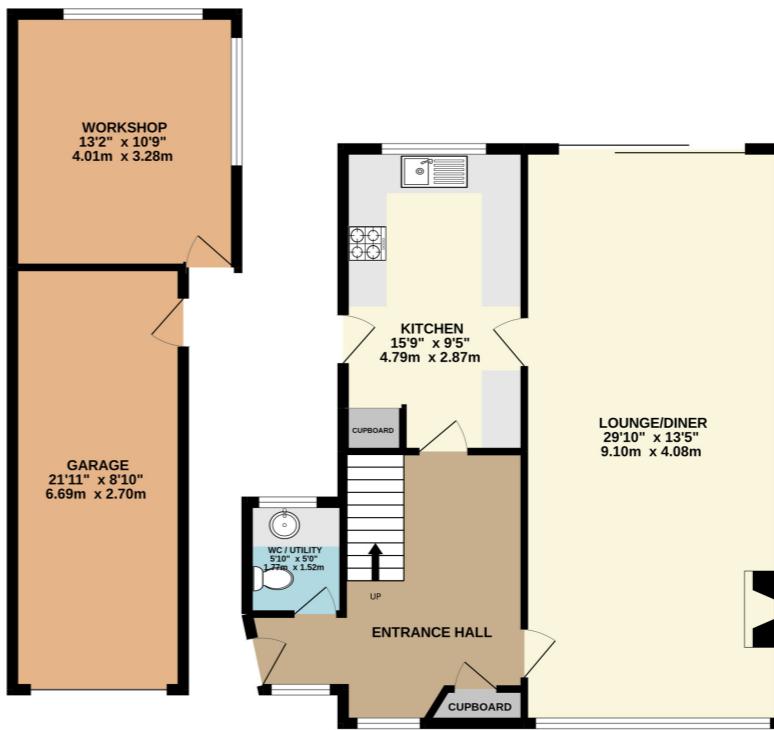
Arins Tilehurst - Offered to the market is this well presented three bedroom detached property that has excellent potential to extend (STPP). The property is situated within walking distance of Reading town centre, providing access to the Oracle shopping centre, Reading train station plus various other shops and amenities, while having excellent access to junction 11 of the M4 motorway. Further accommodation includes an enormous open plan lounge dining room, a refitted kitchen, a downstairs WC / utility room, and a refitted family bathroom. Other features include driveway parking leading up to a 1.5 length garage, a workshop connected to the rear of the garage, double or triple glazed windows throughout, gas central heating, a beautiful tiered front garden full of matured plants, and a fence enclosed rear garden with a patio leading down the side, a raised seating area surrounded by flower beds, and a separate lawn area.

- Three Bedrooms
- Large Open Plan Lounge/Diner
- Refitted Kitchen
- Refitted Bathroom
- Downstairs WC / Utility Room
- Driveway Parking
- Garage
- Close to Town Centre

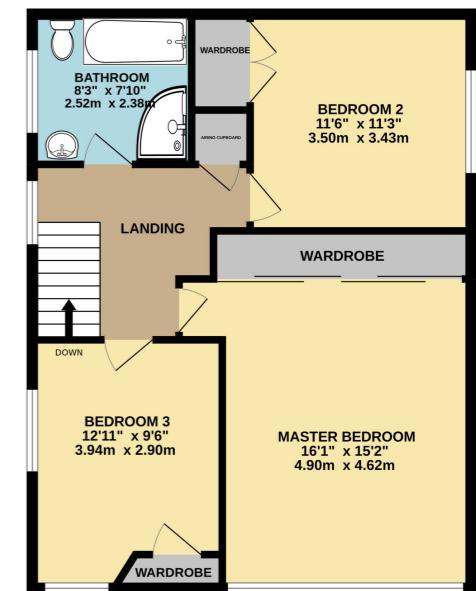




GROUND FLOOR
1068 sq.ft. (99.3 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 1748 sq.ft. (162.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all 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

Two front aspect double glazed windows, offers access to all ground floor rooms, built in storage.

Lounge Dining Room

13' 5" x 29' 10" (4.09m x 9.09m) Front aspect triple glazed window, sliding doors leading to patio, electric fire place, TV point, telephone point, two double radiators.

Kitchen

9' 5" x 15' 9" (2.87m x 4.80m) Rear aspect double glazed window, range of base & eye level units, fan oven, electric hob with extractor hood, single bowl with draining board, space for dish washer, space for fridge freezer, tiled floor, partly tiled walls, boiler.

Downstairs WC / Utility Room

5' 0" x 5' 11" (1.52m x 1.80m) Rear aspect double glazed window, low level WC, wash basin, base storage unit, space for washing machine, electric heater.

Workshop

10' 9" x 13' 2" (3.28m x 4.01m) Rear aspect window, side aspect window, power.

Garage

8' 10" x 21' 11" (2.69m x 6.68m) 1.5 length garage with up and over door and power.

First Floor

Landing

Side aspect double glazed window. Offers access to all bedrooms, the bathroom, and the airing cupboard.

Master Bedroom

15' 2" x 16' 1" (4.62m x 4.90m) Front aspect triple glazed window, large built in wardrobe with sliding doors, single radiator.

Bedroom Two

11' 6" x 11' 3" (3.51m x 3.43m) Side aspect double glazed window, built in wardrobe, single radiator, loft hatch.

Bedroom Three

9' 6" x 12' 11" (2.90m x 3.94m) Front aspect double glazed window, side aspect double glazed window, built in wardrobe, single radiator.

Family Bathroom

8' 3" x 7' 10" (2.51m x 2.39m) Side aspect double glazed window, low level WC, wash basin, panel enclosed bath, large corner shower cubicle, tiled walls, heated towel rail.

Outside

Parking

Driveway parking for one vehicle leading up to the garage.

Rear Garden

Beautiful and private fence enclosed rear garden consisting of a patio area down the side of the house, a separate lawn and a raised patio surrounded by a flower beds.

Council Tax Band

E