



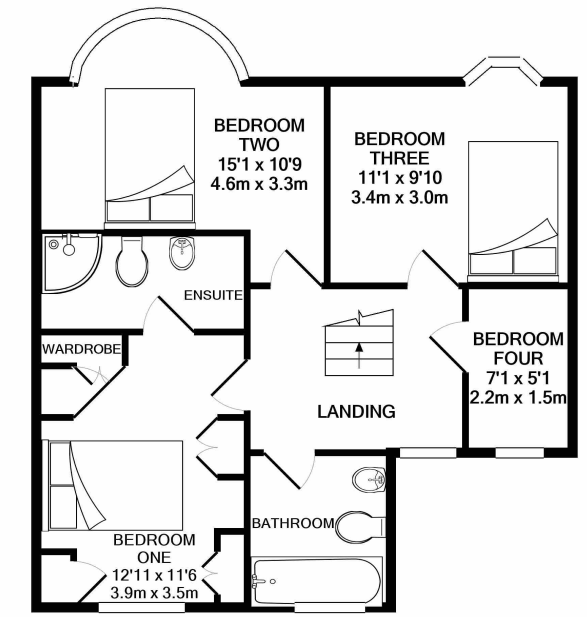
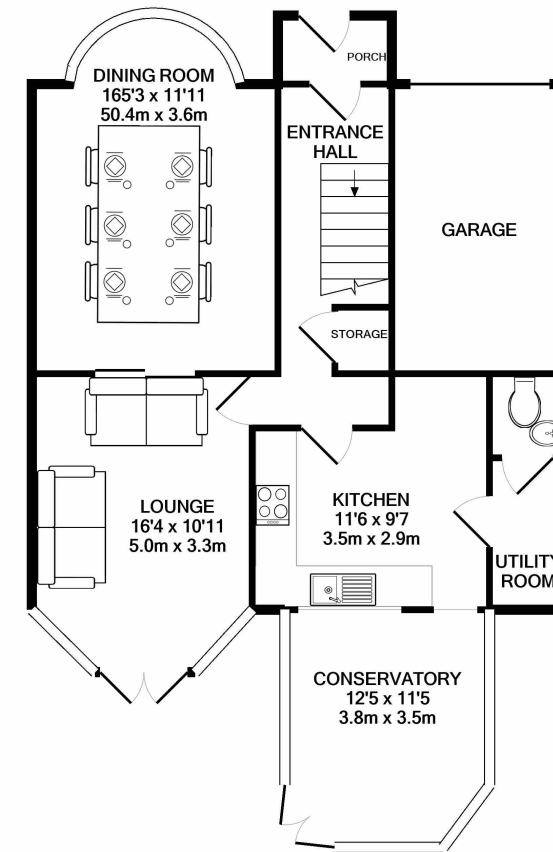
101 Tilehurst Road, Reading, Berkshire. RG30 2NA.

£525,000 Freehold

Offered to the market is this spacious four bedroom semi detached home, the property is within walking distance of Prospect park, is on a bus route to Reading town centre, while having excellent access to Reading west train station. Further living accommodation includes two large reception rooms, ensuite shower room, fitted kitchen overlooking conservatory, downstairs WC and utility room. Other features include gas central heating, double glazed windows, driveway parking for several vehicles, single garage and a large enclosed rear garden.

- Four Bedrooms
- Two Reception Rooms
- Ensuite to Master Bedroom
- Downstairs WC
- Conservatory
- Driveway Parking
- Single Garage
- Large Enclosed Rear Garden





GROUND FLOOR  
APPROX. FLOOR  
AREA 830 SQ.FT.  
(77.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 617 SQ.FT.  
(57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1447 SQ.FT. (134.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

### Entrance Porch

Access to main entrance hall, double glazed windows.

### Entrance Hall

Stairs leading to first floor, double radiator, tiled flooring, telephone point, understairs cupboard.

### Lounge

16' 4" x 10' 11" (4.98m x 3.33m) Rear aspect double glazed bay window, laminated flooring, TV point, double doors leading to rear garden, two double radiators.

### Dining Room

15' 3" x 11' 11" (4.65m x 3.63m) Front aspect double glazed bay window, single and double radiators, feature fireplace,

### Kitchen

11' 6" x 9' 7" (3.51m x 2.92m) A range of eye and base level units, one half bowl with drainer grooves into work-surfaces, fitted gas hob with extractor fan overhead plus separate electric oven and fitted microwave oven, space for fridge/ freezer, fitted dishwasher, tiled flooring, downlighters, double radiator, archway to conservatory, view overlooking conservatory and door to utility room.

### Conservatory

12' 5" x 11' 5" (3.78m x 3.48m) Double glazed windows, two single radiators, tiled underfloor heating, TV point, double doors leading to rear garden, fitted electric fan.

### Utility Room

7' 4" x 3' 2" (2.24m x 0.97m) Side aspect double glazed window, plumbing for washing machine, single radiator, door to downstairs WC.

### Downstairs WC

Side aspect double glazed window, low level WC, wash hand basin.

## First Floor

### Landing

Rear aspect double glazed window, double radiator, access to all first floor rooms.

### Bedroom One

12' 11" x 11' 6" (3.94m x 3.51m) Rear aspect double glazed window, various fitted wardrobes with bedside cabinets, fitted chest of drawers and eye level storage, door to ensuite shower room.

### Ensuite Shower Room

Fitted shower cubicle with power jets system, low level WC, pedestal wash hand basin, heated towel rail, extractor fan and tiled flooring.

### Bedroom Two

15' 1" x 10' 9" (4.60m x 3.28m) Front aspect double glazed bay windows, downlighters, two single radiators.

### Bedroom Three

11' 1" x 9' 11" (3.38m x 3.02m) Front aspect double glazed window, double radiator.

### Bedroom Four

7' 1" x 5' 1" (2.16m x 1.55m) Rear aspect double glazed window, single radiator.

### Bathroom

Rear aspect double glazed window, panel enclosed Jacuzzi bath with separate shower, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, loft hatch.

## Outside

### Front Garden

Blocked paved driveway offering parking for a number of vehicles, access to garage.

### Single Garage

Up and over electric garage door, light and power.

### Rear Garden

The rear garden is well maintained and is enclosed by wood panel fencing, while being approximately 100ft in length (not measured) stoned patio area leading to a large separate lawned area with mature shrubs and trees, wooden built shed and various flower arrangements.

### Council Tax Band