

45 Lower Elmstone Drive, Tilehurst, Reading,
Berkshire. RG31 5EB.



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£400,000 Freehold

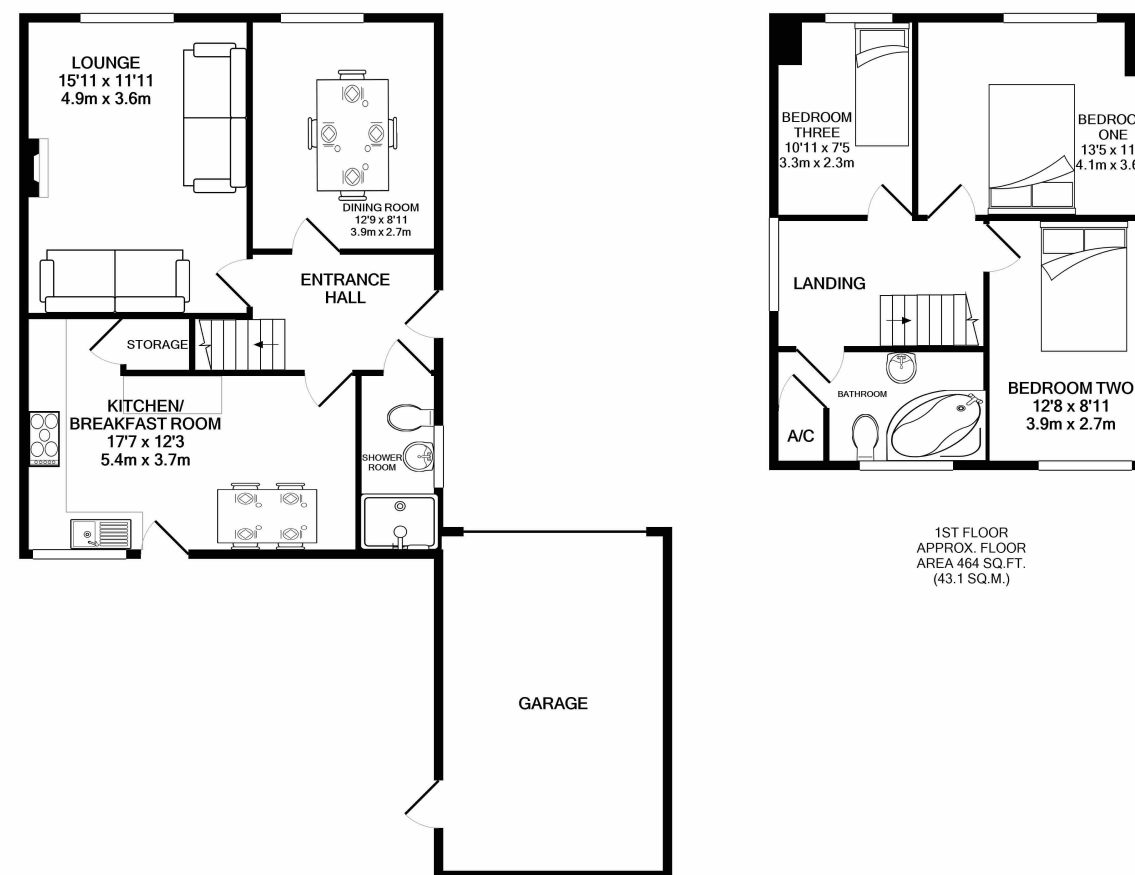
Offered to market is this extremely well presented three bedroom detached family home. The property is a reasonable distance from Tilehurst train station, Tilehurst village centre and a number of primary and secondary schools, while being close to various amenities and a bus route leading to Reading town centre. Further accommodations includes two separate reception rooms, refitted kitchen, refitted shower room and a first floor bathroom. Other features include double glazed windows, gas central heating an enclosed rear garden, driveway parking and a single garage.

- Three Bedrooms
- Two Reception Rooms
- Downstairs Shower Room
- Refitted Kitchen/ Breakfast Room
- Driveway Parking
- Single Garage
- Enclosed Rear Garden
- First Floor Bathroom

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, laminated flooring, single radiator and access to all ground floor rooms.

Shower Room

Side aspect double glazed window, fitted shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring and walls.

Lounge

15' 11" x 11' 11" (4.85m x 3.63m) Front aspect double glazed window, single radiator, feature gas fireplace with stone effect surround, TV point, telephone point, downlighters.

Dining Room

12' 9" x 8' 11" (3.89m x 2.72m) Front aspect double glazed window, double radiator, laminated flooring.

Refitted Kitchen Breakfast Room

17' 7" x 12' 3" (5.36m x 3.73m) Rear aspect double glazed windows, a range of eye and base level units with under pelmet lighting, single bowl with drainer, fitted five ring gas hob with extractor fan overhead plus separate electric double oven, integral appliances include washing machine and dishwasher, space from American style fridge/ freezer, single radiator, door leading to rear garden.

First Floor

Landing

Side aspect double glazed window, telephone point, access to all first floor rooms.

Bedroom One

13' 5" x 11' 8" (4.09m x 3.56m) Front aspect double glazed window, single radiator, telephone point.

Bedroom Two

12' 8" x 8' 11" (3.86m x 2.72m) Rear aspect double glazed window, single radiator.

Bedroom Three

Front aspect double glazed window, single radiator.

Bathroom

Rear aspect double glazed window, panel enclosed corner bath with separate shower room, low level WC, pedestal wash hand basin, heated towel rail, airing cupboard,

Outside

Front Garden

Small lawned area, driveway parking for a number of vehicles, access to garage.

Single Garage

Up and over garage door, light and power, door leading to rear garden.

Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio area leading to separate lawned area with steps leading to a separate lawned area and wooden built shed.

Council Tax Band

E

