



Ullswater Drive, Tilehurst, Reading.

£725,000 Freehold



Arins Property Services - Offered to the market is this fantastic four double bedroom detached family property with further potential to extend (STPP). The property is situated within a popular cul-de-sac, which is within walking distance of Tilehurst train station plus close to a bus route leading to Reading town centre, while being close to various local shops, schools and amenities. Further accommodation includes three reception areas, a kitchen breakfast room, downstairs wc, an ensuite to master, and a seperate first floor family bathroom. Other features include gas central heating, triple glazed windows, driveway parking for multiple vehicles, a double garage, and a large enclosed rear garden measuring over 100ft long.

- Four Double Bedrooms
- Three Reception Areas
- Downstairs W/C
- Ensuite To Master
- Large Enclosed Rear Garden
- Driveway Parking
- Close to Tilehurst Train Station
- Close to Good Schools
- Potential to Extend (STPP)



ULLSWATER DRIVE

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, understairs storage, built in cupboard, double radiator.

Living Room

16' 4" x 12' 4" (4.98m x 3.76m) Side aspect triple glazed window, sliding doors into rear garden, two double radiators, fireplace, television point, telephone point.

Dining Room

11' 9" x 9' 8" (3.58m x 2.95m) Rear and side aspect triple glazed window, double radiator, telephone point.

Kitchen

12' 9" x 10' 0" (3.89m x 3.05m) Front aspect triple glazed window, double radiator, vinyl flooring, range of base and eye level units, two bowls with drainer, space for fridge freezer and oven.

Family Room / Utility

10' 9" x 10' 5" (3.28m x 3.17m) Front, side and rear aspect triple glazed windows, door into rear garden, double radiator, single bowl, space for white goods, home to boiler, television point.

Downstairs WC

8' 11" x 2' 11" (2.72m x 0.89m) Front aspect triple glazed window, low level wc, wash basin, tiled flooring, double radiator.

Double Garage

21' 1" x 14' 8" (6.43m x 4.47m) Electric door, has light and power, parking available for at least two vehicles.

First Floor

Landing

Access to all first floor rooms, loft hatch, front aspect triple glazed window.

Bedroom One

12' 11" x 10' 4" (3.94m x 3.15m) Front and side aspect triple glazed window, double radiator, built in storage.

Ensuite

11' 7" x 6' 5" (3.53m x 1.96m) Low level wc, two wash basins, shower, laminate wood flooring, double radiator, shaving point, extractor fan.

Bedroom Two

12' 9" x 11' 10" (3.89m x 3.61m) Rear and side aspect triple glazed window, double radiator, built in storage.

Bedroom Three

11' 7" x 9' 3" (3.53m x 2.82m) Rear aspect triple glazed window, double radiator, built in storage.

Bedroom Four

11' 7" x 8' 1" (3.53m x 2.46m) Rear aspect triple glazed window, double radiator, built in storage.

Bathroom

6' 10" x 6' 8" (2.08m x 2.03m) Front aspect triple glazed window, pedestal wash basin, low level wc, enclosed bath with shower, laminate wood flooring, double radiator.

Outside

Driveway

Stoned driveway providing off road parking for multiple vehicles, along with lawned area. Side access into rear garden.

Rear Garden

Enclosed rear garden measuring approx 110ft in length, patio slabbed area initially leading onto large lawned area surrounded by mature shrubs and trees.

Council Tax Band

F