



## Causmans Way, Tilehurst, Reading.

**£425,000 Freehold**

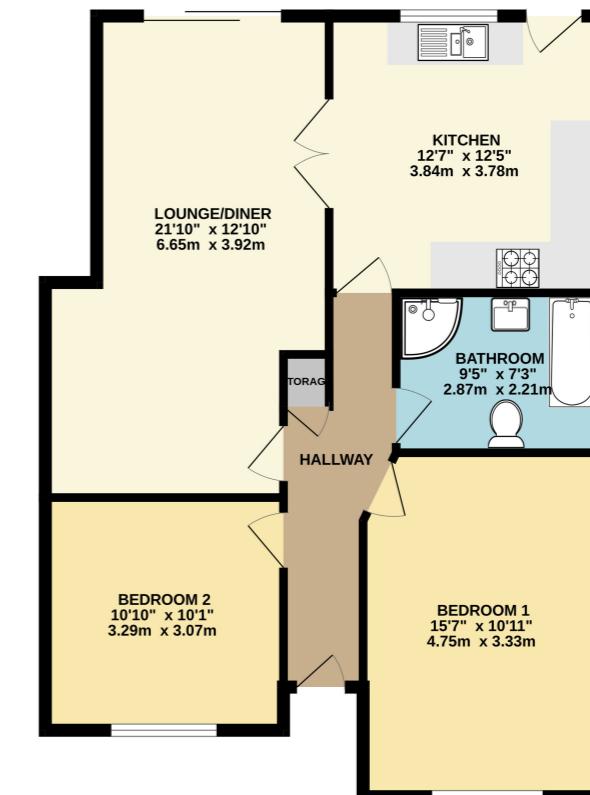
Arins Tilehurst - Offered to the market with no onward chain complications is this lovely two bedroom semi detached bungalow, located at the bottom of a desirable cul-de-sac. The property is within walking distance of Tilehurst village, aswell as Tilehurst train station, bus routes, and various other local shops and amenities. Further accommodation includes a good sized lounge diner, a refitted kitchen, and a refitted four-piece bathroom. Other featuers include gas central heating, double glazed windows throughout, driveway parking for multiple vehicles, and a large enclosed rear garden.

- Two Double Bedrooms
- Four Piece Bathroom Suite
- Refitted Kitchen
- Driveway Parking
- Lounge Diner
- Large Enclosed Rear Garden
- Close to Tilehurst Village
- No Onward Chain





GROUND FLOOR



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 inaccuracy. These are for illustrative purposes only and should not be relied upon as an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee as to their current or effective condition can be given.  
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## Property Description

### Ground Floor

#### Hall

Access into all rooms, double radiator, storage cupboard, loft hatch.

#### Lounge Diner

21' 10" x 12' 10" MAX (6.65m x 3.91m) Sliding doors into rear garden, two double radiators, television point.

### Kitchen

12' 7" x 12' 5" (3.84m x 3.78m) Range of base and eye level units, one and a half bowl with drainer, gas hob with extractor, built in double oven, space for white goods, vinyl flooring, rear aspect double glazed window, door into rear garden, double radiator, downlights.

### Bedroom One

15' 7" x 10' 11" (4.75m x 3.33m) Front and side aspect double glazed windows, two double radiators, television point.

### Bedroom Two

10' 10" x 10' 1" (3.30m x 3.07m) Front aspect double glazed window, double radiator.

### Family Bathroom

9' 5" x 7' 3" (2.87m x 2.21m) Side aspect double glazed window, vinyl flooring, tiled walls, downlights, extractor fan, heated towel rail, low level wc, wash basin with vanity, panel enclosed bath, shower cubicle.

### Outside

#### Driveway

Paved driveway providing off road parking for multiple vehicles, side access available into rear garden.

#### Rear Garden

Enclosed rear garden, patio area initially followed by a good sized lawn, surrounded by flower beds and mature shrubs.

#### Council Tax Band