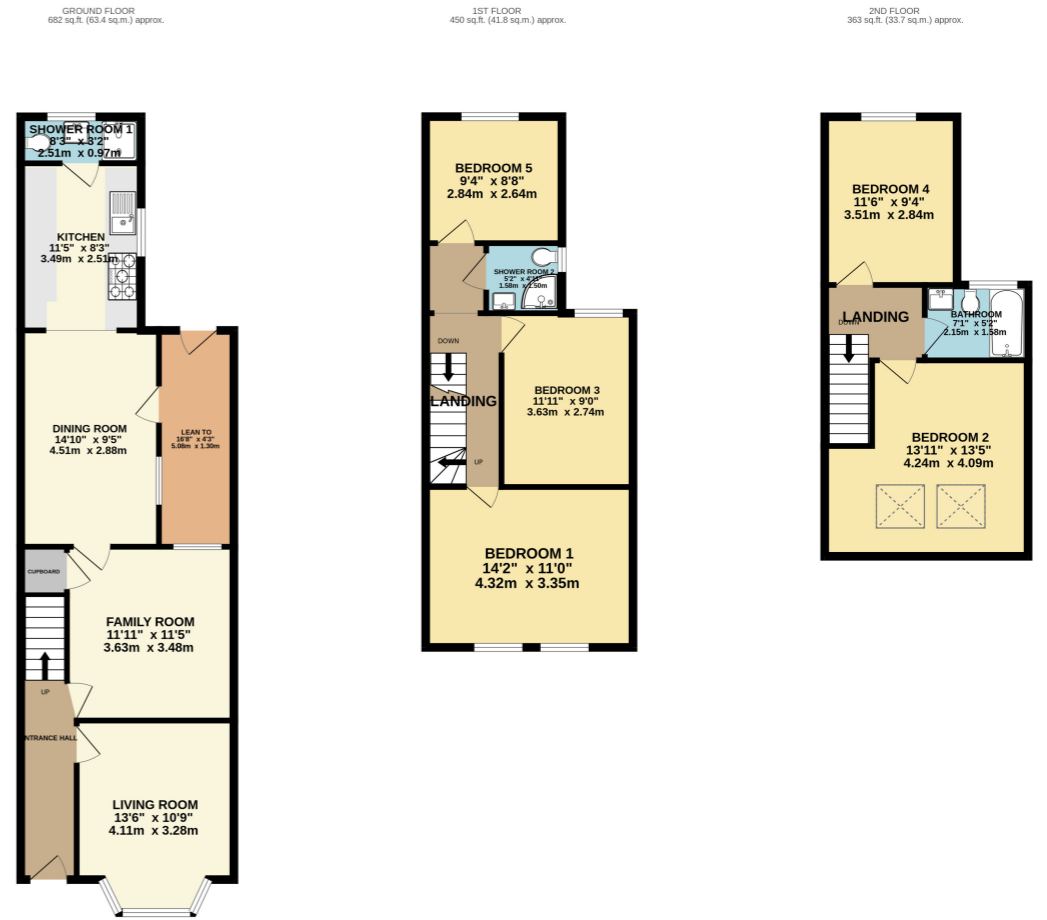


Norfolk Road, Reading, Berkshire.

£475,000 Freehold

Arins Tilehurst - Offered to the markets is this fully refurbished and extended five double bedroom mid terrace family home. The property is within walking distance of various local shops and amenities, has access to various local schools, while being a reasonable distance from Reading West train station and Reading town centre. Further accommodation includes a living room, a family room, a dining room, and extended and refitted kitchen, a downstairs shower room, a first floor shower room and a family bathroom. Other features include a good size rear garden which backs onto Kensington Park, gas central heating and double glazed windows throughout.

- Five Double Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Fully Refurbished
- Backs onto Kensington Park
- Extended Refitted Kitchen
- Close to Bus Routes, Large Tesco
- Close to Reading West Train Station



TOTAL FLOOR AREA: 1495 sq ft. (138.9 sq.m.) approx.
 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.
 Made with MyHomePlan 2021

Property Description

Ground Floor

Entrance Hall
Laminated wood flooring, double radiator.

Living Room
10' 9" x 13' 6" (3.28m x 4.11m) Front aspect double glazed bay window, double radiator, telephone point, laminated wood flooring.

Family Room
11' 5" x 11' 11" (3.48m x 3.63m) Rear aspect double glazed window, understairs cupboard, double radiator, laminated wood flooring.

Dining Room
9' 5" x 14' 10" (2.87m x 4.52m) Side aspect double glazed window, side door leading to lean to, upright radiator, laminated wood flooring.

Kitchen
8' 3" x 11' 5" (2.51m x 3.48m) Side aspect double glazed window, range of base and eye level units, Rangemaster cooker with five point hob and extractor hood, space for dish washer, single bowl sink with draining board, downlights, tiled floor and partly tiled walls.

Shower Room One
8' 3" x 3' 2" (2.51m x 0.97m) Rear aspect double glazed window, low level wc, wash basin with vanity unit, shower cubicle, heated towel rail, extractor fan, tiled floor and walls.

Lean To
4' 3" x 16' 8" (1.30m x 5.08m) Rear door leading to garden, power, tiled floor.

First Floor

Bedroom One
14' 2" x 11' 0" (4.32m x 3.35m) Two front aspect double glazed windows, two double radiators, laminated wood flooring.

Bedroom Three
9' 0" x 11' 11" (2.74m x 3.63m) Rear aspect double glazed window, double radiator, laminated wood flooring.

Bedroom Five
9' 4" x 8' 8" (2.84m x 2.64m) Rear aspect double glazed window, double radiator, boiler, laminated wood flooring.

Shower Room Two
5' 2" x 4' 11" (1.57m x 1.50m) Side aspect double glazed window, low level wc, corner shower cubicle, wash basin with vanity unit, heated towel rail, extractor fan, tiled floor and walls.

Second Floor

Bedroom Two
13' 11" x 5' 2" (4.24m x 1.57m) Two double glazed roof windows, double radiator, laminated wood flooring.

Bedroom Four
9' 4" x 11' 6" (2.84m x 3.51m) Rear aspect double glazed window, double radiator, access to eaves storage, laminated wood flooring.

Family Bathroom
7' 1" x 5' 2" (2.16m x 1.57m) Rear aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with shower, heated towel rail, extractor fan, tiled floor and walls.

Outside

Rear Garden
Good size enclosed rear garden that has a peaceful and green outlook due to backing directly onto Kensington Park. The garden comprises of a large patio to the rear of the garden that offers a great seating area underneath a mature apple tree. This leads down onto a separate lawn.

Parking
On street permit parking.

Council Tax Band
B

