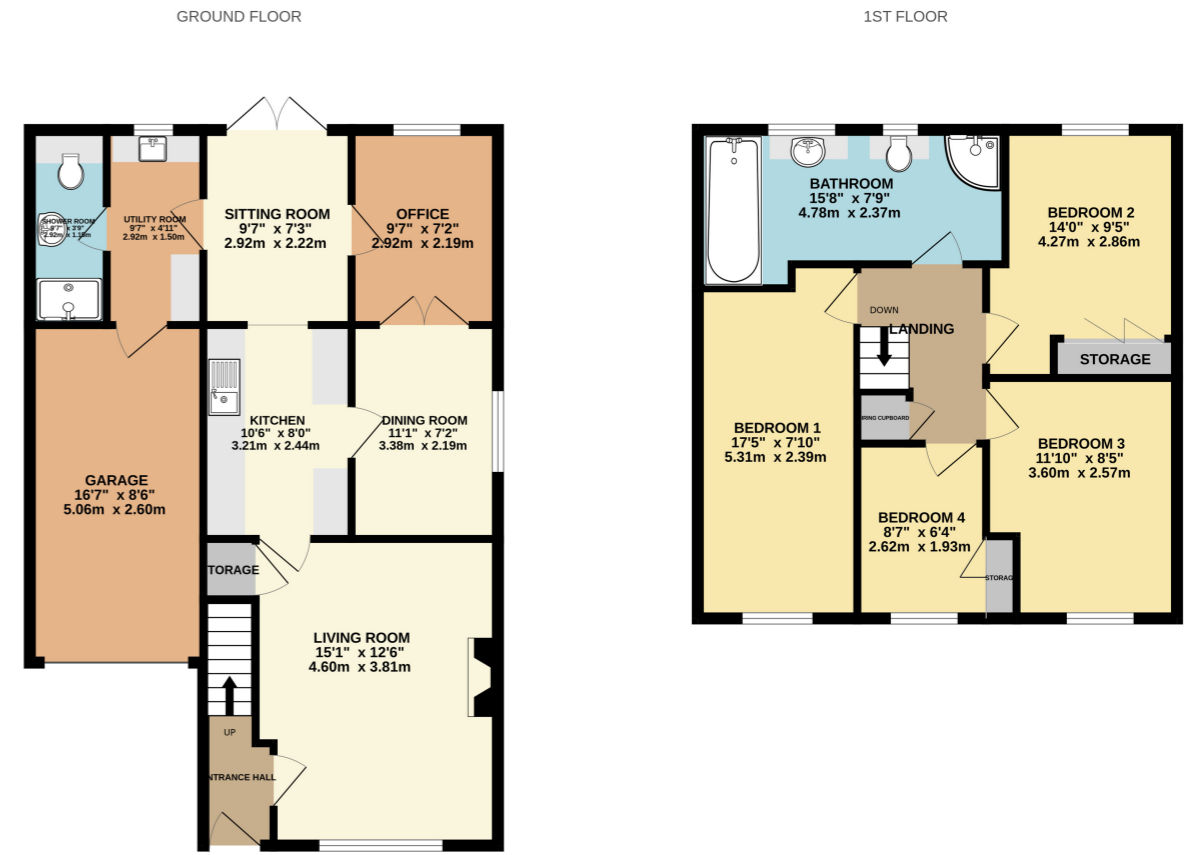


Lamorna Crescent, Tilehurst, Reading.

£525,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented, extended four bedroom detached family home tucked away in a quiet cul-de-sac in the ever desirable S&W estate. The property is close to a bus route which leads to Reading town centre, is a reasonable distance from Tilehurst train station and Tilehurst village, while having good access to various local amenities and good schools. Further accommodation includes multiple reception areas, a refitted kitchen, downstairs shower room, utility, and first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, an integral garage, and an enclosed rear garden.

- Four Bedrooms
- Refitted Kitchen
- Utility Room
- Downstairs Shower Room
- Integral Garage
- Four Piece Bathroom Suite
- Driveway Parking
- Enclosed Rear Garden



LAMORNA CRESCENT

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

Laminate wood flooring, double radiator, stairs leading to first floor.

Living Room

15' 1" x 12' 6" (4.60m x 3.81m) Front aspect double glazed bay fronted window, laminate wood flooring, feature fireplace, television point, understairs storage, double radiator.

Kitchen

10' 6" x 8' 0" (3.20m x 2.44m) Range of base and eye level units, laminate wood flooring, single bowl with drainer, built in double oven, electric hob with extractor hood, built in fridge, space for white goods.

Dining Room

11' 1" x 7' 2" (3.38m x 2.18m) Side aspect double glazed window, laminate wood flooring, single radiator.

Study

9' 7" x 7' 2" (2.92m x 2.18m) Rear aspect double glazed window, double radiator, laminate wood flooring.

Sitting Room

9' 7" x 7' 2" (2.92m x 2.18m) French doors into garden, laminate wood flooring, double radiator.

Utility Room

9' 7" x 4' 11" (2.92m x 1.50m) Rear aspect double glazed window, space for white goods, home to boiler, tiled flooring, single bowl.

Shower Room

9' 7" x 3' 9" (2.92m x 1.14m) Rear aspect double glazed window, vinyl flooring, shower, low level wc, wash basin with vanity, heated towel rail.

Integral Garage

16' 7" x 8' 6" (5.05m x 2.59m) Up and over garage door, has light and

power.

First Floor

Landing

Access to all first floor rooms, radiator.

Bedroom One

17' 5" x 7' 10" (5.31m x 2.39m) Front aspect double glazed window, double radiator, television point.

Bedroom Two

14' 0" x 9' 5" (4.27m x 2.87m) Rear aspect double glazed window, double radiator, built in wardrobes.

Bedroom Three

11' 10" x 8' 5" (3.61m x 2.57m) Front aspect double glazed window, single radiator, telephone point.

Bedroom Four

8' 7" x 6' 4" (2.62m x 1.93m) Front aspect double glazed window, single radiator.

Bathroom

15' 8" x 7' 9" (4.78m x 2.36m) Two rear aspect double glazed windows, low level wc, wash basin with vanity, panel enclosed bath, shower, heated towel rail, shaving point, vinyl flooring, extractor fan.

Outside

Driveway

Brick paved driveway providing off road parking for multiple vehicles, side access into rear garden.

Rear Garden

Fence enclosed rear garden, decked area with steps leading onto good sized lawn, surrounded by mature shrubs and flower beds.

Council Tax Band