



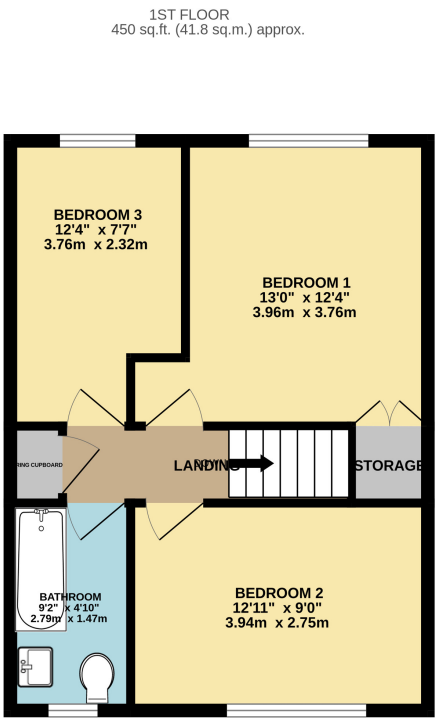
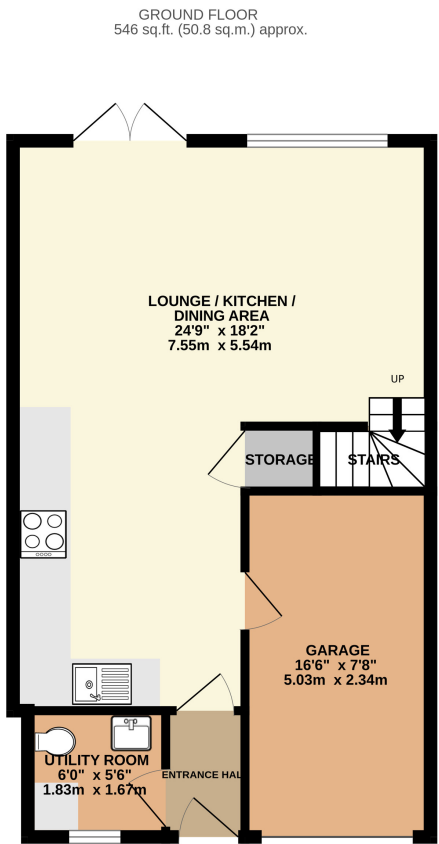
Cecil Aldin Drive, Tilehurst, Reading.

£399,950 Freehold

Arins Tilehurst - Offered to the market is this beautifully presented three bedroom terraced home situated at the bottom of a quiet cul-de-sac. The property is in a highly sought after area, sitting on the Tilehurst/ Purley borders while being closed to a bus route which leads to Reading town centre and is a reasonable distance from Pangbourne village and Tilehurst train station, along with being on the doorstep of Denefield School and Long Lane Primary School among others. Further accommodation includes a modernised open plan living / kitchen / dining area, a utility room with a downstairs wc, and a first floor refitted family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, an integral garage, and an enclosed rear garden.

- Three Bedrooms
- Open Plan Lounge/Kitchen/Dining Room
- Downstairs WC
- Utility Room
- Refitted Bathroom
- Integral Garage
- Driveway Parking
- Close to Good Schools
- Close to Public Transport





CECIL ALDIN DRIVE
TOTAL FLOOR AREA : 997 sq.ft. (92.6 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.
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Property Description

Ground Floor

Entrance Hall

Laminate wood flooring, access to utility and open plan lounge kitchen area, downlights.

Lounge Kitchen Dining Area

24' 9" MAX x 18' 2" MAX (7.54m x 5.54m) Lounge - rear aspect double glazed window, French doors leading into rear garden, wall mounted radiator, television point, understairs storage. Kitchen - Base level units, single bowl with drainer, electric hob with extractor, built in oven, downlights, laminate wood flooring, wall mounted radiator.

Utility

6' 0" x 5' 6" (1.83m x 1.68m) Front aspect double glazed window, low level wc, wash basin with vanity unit, space for white goods, tiled flooring, downlights.

Integral Garage

16' 6" x 7' 8" (5.03m x 2.34m) Electric garage door, has light and power.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

13' 0" x 12' 4" (3.96m x 3.76m) Rear aspect double glazed window, double radiator, television point.

Bedroom Two

12' 11" x 9' 0" (3.94m x 2.74m) Front aspect double glazed window, double radiator.

Bedroom Three

12' 4" x 7' 7" (3.76m x 2.31m) Rear aspect double glazed window, double radiator, wood flooring, downlights.

Bathroom

9' 2" x 4' 10" (2.79m x 1.47m) Front aspect double glazed window, panel enclosed bath with shower, wash basin with vanity unit, low level wc, tiled walls and flooring, heated towel rail, downlights.

Outside

Driveway

Brick paved driveway providing parking for multiple vehicles.

Rear Garden

Fence enclosed rear garden, decked area initially and at rear, separated by artificial grass area.

Council Tax Band

D

