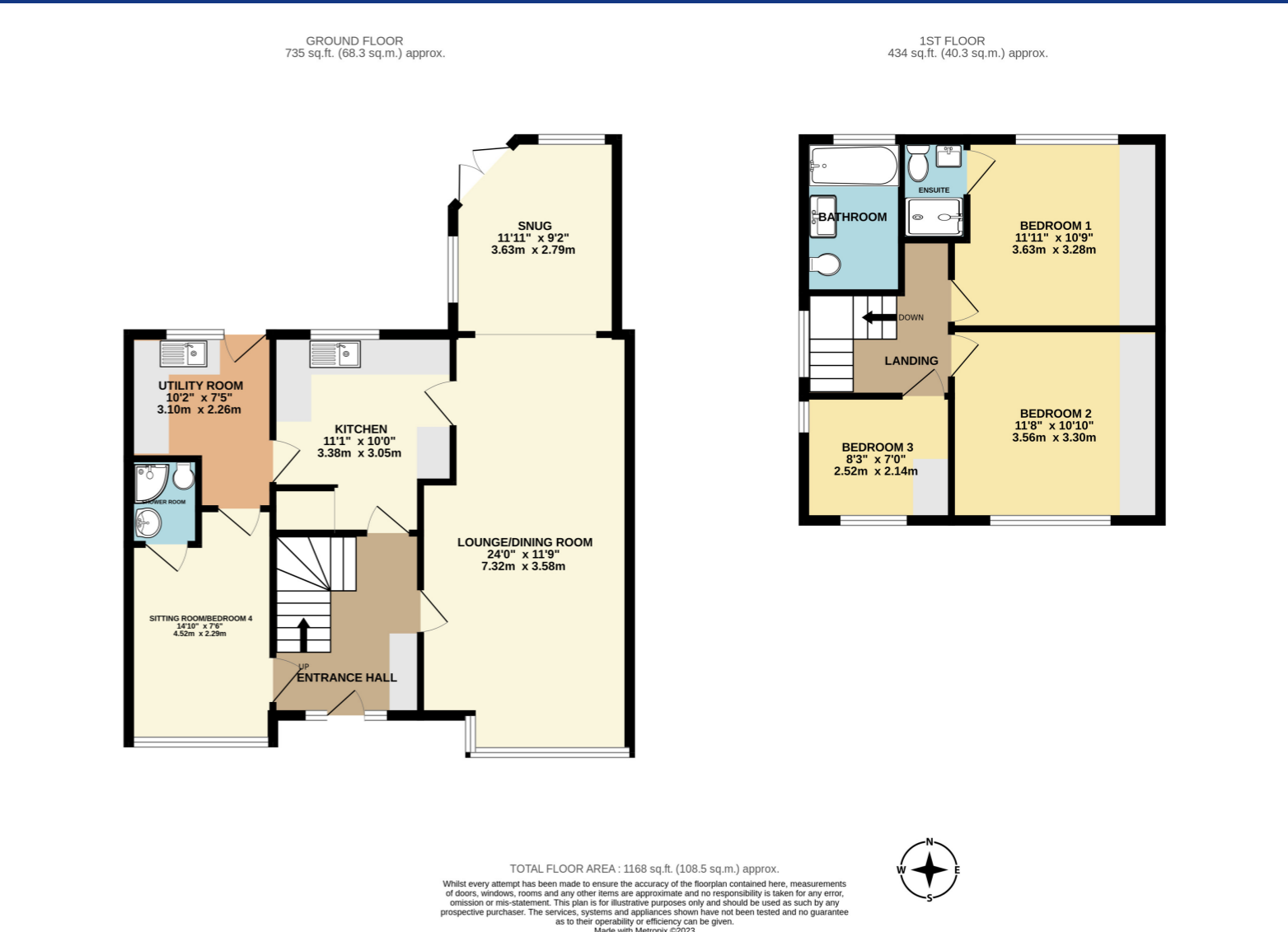


Elmstone Drive, Tilehurst, Reading.

£475,000 Freehold

Arins Tilehurst - Offered to the market is this well presented 3/4 bedroom semi detached family home. The property is close to Tilehurst village centre, while being close to a bus route leading to Reading town centre and has good access to various local shops and amenities, as well as being within good school catchments. Further accommodation includes a open plan lounge dining room, a snug, a sitting room/fourth bedroom, a refitted kitchen, a utility room, a family bathroom, an en suite to the master bedroom, and a downstairs shower room. Other features include a low maintenance rear garden with an outbuilding, driveway parking for multiple vehicles, gas central heating and double glazed windows throughout.

- Three / Four Bedrooms
- Lounge Dining Room
- Sitting Room
- Snug
- Refitted Kitchen
- En Suite to Master
- Refitted Family Bathroom
- Downstairs Shower Room



Property Description

Ground Floor

Entrance Hall

Two front aspect double glazed windows, fitted storage cupboards, tiled floor. Offers access to the kitchen, sitting room/bedroom four, the lounge dining room, and the stairs leading to the first floor.

Lounge Dining Room

11' 9" x 24' 0" (3.58m x 7.32m) Front aspect double glazed bay window, underfloor heating, telephone point, tiled floor.

Snug

9' 2" x 11' 11" (2.79m x 3.63m) Side aspect double glazed window, rear aspect double glazed window, French doors leading to garden, tiled floor, underfloor heating.

Sitting Room/Bedroom Four

7' 6" x 14' 10" (2.29m x 4.52m) Front aspect double glazed window, access to downstairs shower room, downlights, double radiator.

Kitchen

10' 0" x 11' 1" (3.05m x 3.38m) Rear aspect double glazed window, range of base and eye level units, single bowl sink with draining board, five point gas hob with extractor hood, built in oven, built in microwave, built in dishwasher, space for fridge freezer, downlights, tiled floor, underfloor heating.

Downstairs Shower Room

4' 5" x 4' 10" (1.35m x 1.47m) Corner shower cubicle, low level wc, wash basin with vanity unit, tiled floor and walls, downlights.

Utility Room

7' 5" x 10' 2" (2.26m x 3.10m) Rear aspect double glazed window, range of base and eye level units, single bowl sink with draining board, space for washing machine, space for tumble dryer, double radiator, partly tiled walls, door leading to garden.

First Floor

Landing

Side aspect double glazed window, double radiator. Offers access to all

three first floor bedrooms, the family bathroom and the loft.

Master Bedroom

11' 11" x 10' 9" (3.63m x 3.28m) Rear aspect double glazed window, access to en suite, range of fitted wardrobes and cupboards, double radiator, laminated wood flooring.

En Suite

3' 9" x 5' 8" (1.14m x 1.73m) Shower cubicle, low level wc, wash basin, tiled floor & walls, extractor fan, downlights.

Bedroom Two

11' 8" x 10' 10" (3.56m x 3.30m) Front aspect double glazed window, range of fitted wardrobes and drawers, laminated wood flooring, double radiator.

Bedroom Three

8' 3" x 7' 0" (2.51m x 2.13m) Front aspect double glazed window, side aspect double glazed window, fitted wardrobe, double radiator, laminated wood flooring.

Family Bathroom

5' 4" x 8' 6" (1.63m x 2.59m) Rear aspect double glazed window, side aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with shower, heated towel rail, extractor fan, downlights, tiled floor & walls.

Outside

Parking

Driveway parking for multiple vehicles.

Rear Garden

Fence enclosed private landscaped garden that comprises of a decked area to the rear of the property that leads onto a partitioned garden, one half being a large patio and the other being artificial grass. There is also an outbuilding to the rear of the garden.

Council Tax Band

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