

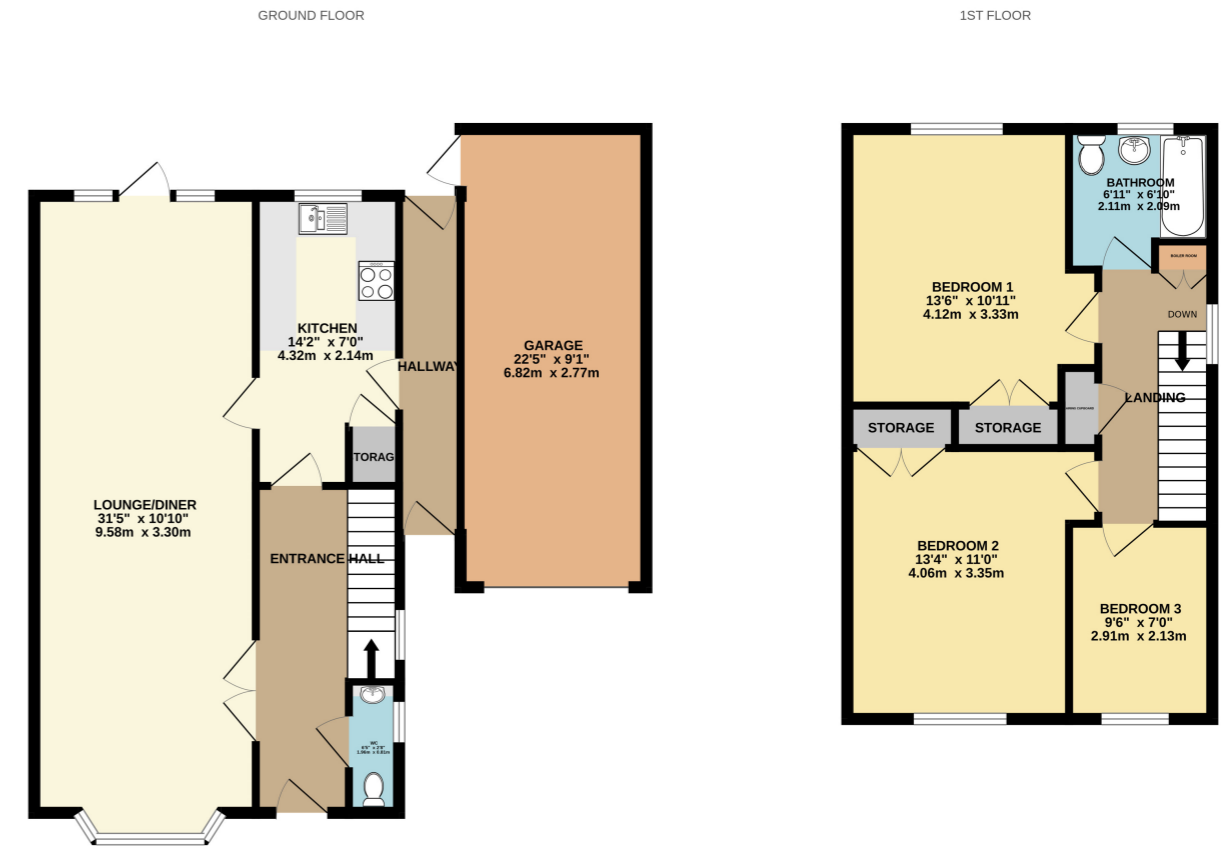


The Birchwoods, Tilehurst, Reading.

£565,000 Freehold

Arins Property Services - Offered to the market with no onward chain complications is this fantastic three bedroom detached family home which benefits from having further potential to extend STPP. It is located in the extremely sought after cul-de-sac, The Birchwoods, just across the road from Sulham Woods and open countryside. This is situated within the popular Birch Copse and Little Heath school catchment area. The property also has access to various local shops and amenities, is close to a bus route leading to Reading town centre and Tilehurst train station. Further accommodation includes an approximately 30ft lounge diner, kitchen, downstairs wc, and a first floor family bathroom. Other features includes gas central heating, double glazed windows, driveway parking, detached single garage and an enclosed rear garden.

- Three Bedrooms
- Large Lounge Diner
- Detached Garage
- Downstairs W/C
- Driveway Parking
- No Onward Chain
- Cul De Sac
- Desirable Location
- Potential to Extend (STPP)



THE BIRCHWOODS

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 Metroplan ©2024

Property Description

Ground Floor

radiator, storage cupboard, side door into hall, built in fridge.

Entrance Hall

Stairs leading to first floor, side aspect double glazed window, double radiator.

Downstairs WC

6' 5" x 2' 8" (1.96m x 0.81m) Side aspect double glazed window, low level wc, wash basin, double radiator.

Lounge Diner

31' 5" x 10' 10" (9.58m x 3.30m) Front aspect double glazed bay fronted window, single radiator, double radiator, telephone point, television point, rear aspect double glazed window with door leading into rear garden.

Garage

22' 5" x 9' 1" (6.83m x 2.77m) Up and over door, has light and power.

Kitchen

14' 2" x 7' 0" (4.32m x 2.13m) Rear aspect double glazed window, vinyl flooring, range of base and eye level units, one and a half bowl with drainer, electric hob with double oven, space for white goods, double

First Floor

Landing

Access to all first floor rooms, side aspect double glazed window, airing cupboard, boiler cupboard.

Bedroom One

13' 6" x 10' 11" (4.11m x 3.33m) Rear aspect double glazed window, double radiator, telephone point, built in wardrobe.

Bedroom Two

13' 4" x 11' 0" (4.06m x 3.35m) Front aspect double glazed window, single radiator, built in wardrobe.

Bedroom Three

9' 6" x 7' 0" (2.90m x 2.13m) Front aspect double glazed window, double radiator.

Bathroom

6' 11" x 6' 10" (2.11m x 2.08m) Rear aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, vinyl flooring, tiled

walls, double radiator.

Outside

Driveway

Brick paved drive providing off road parking for multiple vehicles, along with separate lawned area, access into rear garden through hall.

Rear Garden

Enclosed rear garden, slabbed patio area leading onto lawn, surrounded by mature shrubs and bushes.

Council Tax Band

E