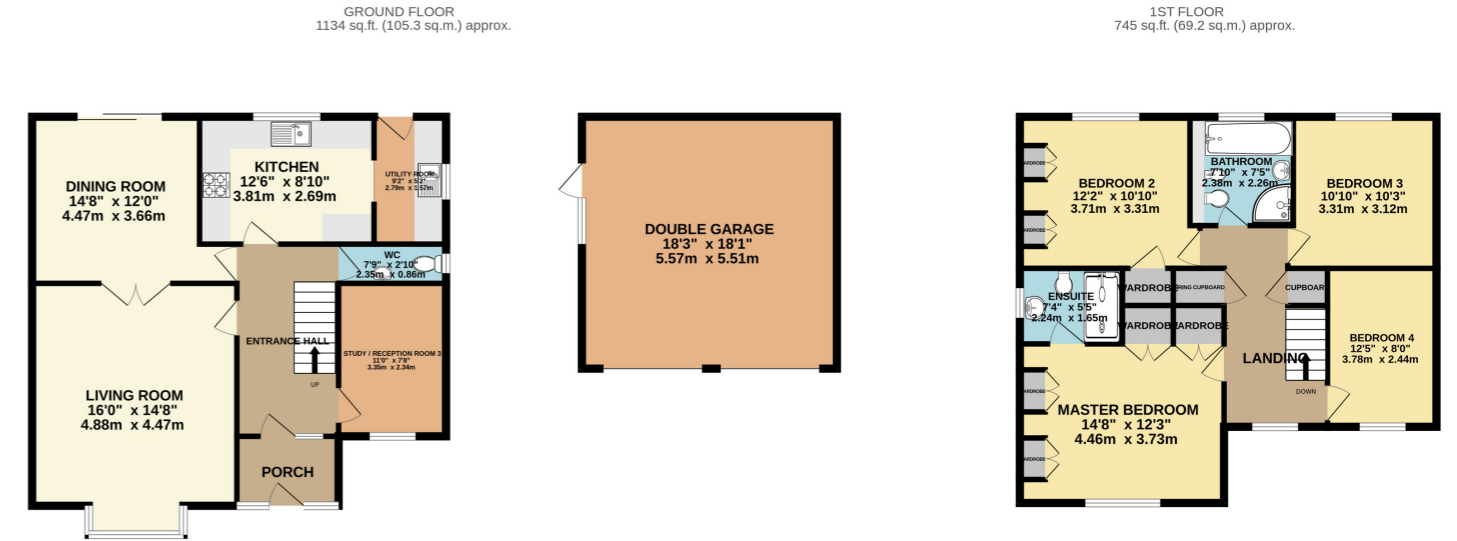


Goodliffe Gardens, Tilehurst, Reading. 6FZ.

£700,000 Freehold

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN COMPLCATIONS is this spacious four double bedroom detached family home. The property is within a reasonable distance of the River Thames, Purley on Thames, Pangbourne village and Tilehurst train station, while having excellent access to Denefield secondary school and Downsway Primary school. Further accommodation includes a living room, dining room, study, kitchen, utility room, downstairs wc, family bathroom and an en suite to the master bedroom. Other features include a good sized rear garden, front garden, detached double garage, driveway parking for multiple vehicles, gas central heating, and double glazed windows throughout.

- NO ONWARD CHAIN
- Four Double Bedrooms
- Two Reception Rooms
- Study / Third Reception Room
- En Suite to Master
- Utility Room
- Detached Double Garage
- Driveway Parking



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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

washer, built in fridge, built in freezer, tiled floor and partly tiled walls.

Entrance Hall

Front aspect double glazed window, double radiator, stairs to first floor.

Utility Room

9' 2" x 5' 2" (2.79m x 1.57m) Side aspect double glazed window, door leading to rear garden, range of base and eye level units, single bow sink with draining board, space for whitegoods, tiled floor.

Living Room

16' 0" x 14' 8" (4.88m x 4.47m) Front aspect double glazed bay window, TV point, feature gas fireplace, double radiator.

Downstairs WC

7' 9" x 9' 2" (2.36m x 2.79m) Side aspect double glazed window, low level wc, wash basin.

Dining Room

12' 0" x 14' 8" (3.66m x 4.47m) Glass sliding doors to rear garden, double radiator.

First Floor

Landing

Front aspect double glazed window, loft hatch, airing cupboard, storage cupboard.

Study / Reception Room Three

11' 0" x 7' 8" (3.35m x 2.34m) Front aspect double glazed window, single radiator.

Bedroom One

14' 8" x 12' 3" (4.47m x 3.73m) Front aspect double glazed window, range of fitted and built in wardrobes, TV point, single radiator.

Kitchen

12' 6" x 8' 10" (3.81m x 2.69m) Rear aspect double glazed window, range of base and eye level units, gas hob with extractor hood, single bowl sink with draining board, built in double oven, space for dish

En Suite

7' 4" x 5' 5" (2.24m x 1.65m) Side aspect double glazed window, wash basin, low level wc, walk in shower cubicle, extractor fan, heated towel rail, tiled floor and walls.

Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m) Rear aspect double glazed window, range of fitted and built in wardrobes, single radiator.

Bedroom Three

10' 10" x 10' 3" (3.30m x 3.12m) Rear aspect double glazed windows, single radiator, laminated wood flooring.

Bedroom Four

12' 5" x 8' 0" (3.78m x 2.44m) Front aspect double glazed window, single radiator.

Family Bathroom

7' 10" x 7' 5" (2.39m x 2.26m) Rear aspect double glazed window, low level wc, jacuzzi style bath, bidet, pedestal wash basin, shower cubicle, extractor fan, heated towel rail, tiled floor and walls.

Outside

Double Garage

18' 3" x 18' 1" (5.56m x 5.51m) Side aspect window, side door, two up and over garage doors, power.

Garden

Great sized fence enclosed rear garden that wraps around the rear and side of the property. It comprises of a patio and seating area to the rear of the property that leads down onto the lawn.

Parking

Driveway parking for multiple vehicles.

Council Tax Band

F