

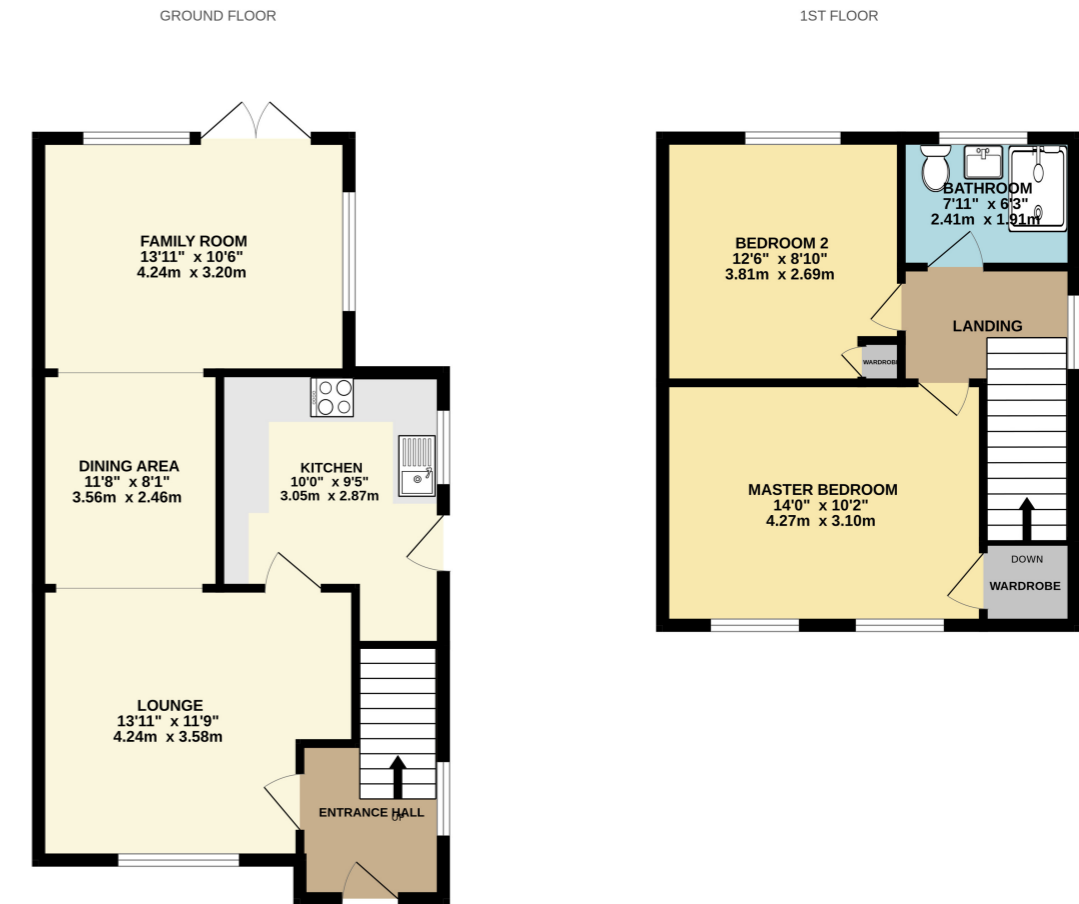


Ashampstead Road, Reading, Berkshire.

£367,500 Freehold

Arins Tilehurst - Offered to the market is this beautifully presented, two double bedroom, semi detached family home. The property is situated in a popular area that offers great access to local shops and amenities, a main bus route that leads to Reading town centre, and within walking distance to local schools. Further accommodation includes a living room, a dining room, a family room, a refitted kitchen, a nd a refitted family bathroom. Other features include driveway parking, a large fence enclosed rear garden, double glazed windows throughout, and gas central heating.

- Two Double Bedrooms
- Three Reception Rooms
- Refitted Kitchen
- Refitted Bathroom
- Driveway Parking
- Good Condition
- Close to A4 & M4 Motorway
- Large Enclosed Rear Garden



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 Metronix 6/2023

## Property Description

### Ground Floor

#### Entrance Hall

Side aspect double glazed window, offers access to the living room & upstairs, double radiator.

#### Living Room

13' 11" x 11' 9" (4.24m x 3.58m) 13' 11" x 11' 9" (4.24m x 3.58m) Front aspect double glazed window, double radiator.

#### Dining Area

8' 1" x 11' 9" (2.46m x 3.58m) Double radiator.

#### Family Room

13' 11" x 10' 6" (4.24m x 3.20m) Rear aspect double glazed window, side aspect double glazed window, double glazed French doors leading to patio, TV point, telephone point, double radiator.

### Kitchen

10' 0" x 9' 5" (3.05m x 2.87m) Side aspect double glazed window, door leading to side access, range of base and eye level units, built in gas oven, electric hob with extractor hood, single bowl sink with draining board, space for washing machine, space for fridge freezer, partly tiled walls, double radiator, boiler.

### First Floor

#### Landing

Side aspect double glazed window, offers access to all upstairs rooms & the loft.

#### Master Bedroom

14' 0" x 10' 2" (4.27m x 3.10m) Front aspect double glazed window, built in wardrobe, double radiator.

### Family Bathroom

7' 11" x 6' 3" (2.41m x 1.91m) Two rear aspect double glazed windows, wash basin with vanity unit, shower cubicle, low level WC, heated towel rail.

### Bedroom Two

8' 10" x 12' 6" (2.69m x 3.81m) Rear aspect double glazed window, double radiator.

### Outside

#### Garden

Large, private fence enclosed rear garden that is comprised of a large patio area at the rear of the property, that leads onto a separate lawn area. There is also two sheds for storage. The property also benefits from having a side access.

#### Parking

Driveway parking for multiple vehicles.

### Council Tax Band

C

