



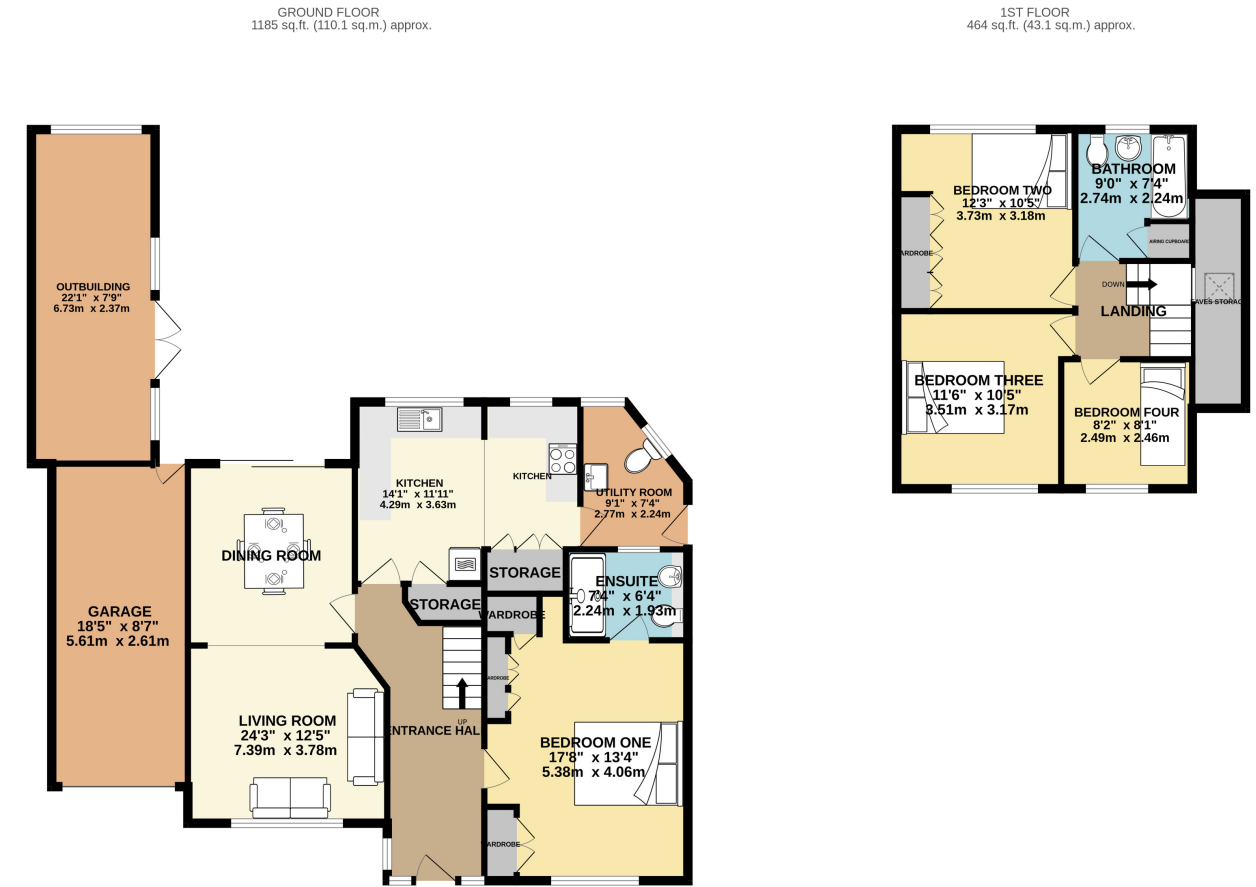
**Bowfell Close, Tilehurst, Reading.**

**£600,000 Freehold**

Arins Tilehurst - Offered to the market is this beautifully presented four bedroom detached family home. The property is situated in an extremely desirable location, being within walking distance of Tilehurst train station, on a bus route to Reading town centre and is close to various local shops and amenities, as well as various local primary and secondary schools. Further accommodation includes a lounge diner, a refitted kitchen, utility room, en suite to master, a refitted family bathroom. Other features include gas central heating, double glazed windows throughout, driveway parking for multiple vehicles, a garage, and an enclosed side and rear garden with an outbuilding.

- Four Bedrooms
- Refitted Kitchen
- Utility Room
- Ensuite To Master
- Refitted Family Bathroom
- Outbuilding
- Driveway & Garage
- Side & Rear Garden





TOTAL FLOOR AREA: 1649 sq.ft. (153.2 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.  
 Made with Metroplan 5/2023

## Property Description

### Ground Floor

#### Entrance Hall

Laminate wood flooring, double radiator, stairs leading to first floor.

#### Lounge Diner

24' 3" x 12' 5" (7.39m x 3.78m) Front aspect double glazed window, sliding door into rear garden, two double radiators, television point.

#### Kitchen

14' 1" x 11' 11" (4.29m x 3.63m) Two rear aspect double glazed windows, range of base and eye level units, single bowl with drainer, built in oven / grill / microwave, understairs storage, electric hob with extractor hood, heated towel rail, vinyl flooring, downlights.

#### Utility

9' 1" x 7' 4" (2.77m x 2.24m) Access into rear garden, low level wc, wash basin with vanity unit, space for white goods.

### Master Bedroom

17' 8" x 13' 4" (5.38m x 4.06m) Front aspect double glazed window, double radiator, downlights, television point, built in wardrobes.

#### Ensuite

7' 4" x 6' 4" (2.24m x 1.93m) Laminate flooring, single radiator, rear aspect double glazed window, walk in double shower, wash basin with vanity unit, low level wc, tiled walls, downlights, extractor fan.

### First Floor

#### Landing

Access to all first floor rooms, eaves storage space with skylight.

#### Bedroom Two

12' 3" x 10' 5" (3.73m x 3.17m) Rear aspect double glazed window, double radiator, built in wardrobes.

### Bedroom Three

11' 6" x 10' 5" (3.51m x 3.17m) Laminate wood flooring, front aspect double glazed window, double radiator.

#### Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m) Front aspect double glazed window, single radiator.

#### Family Bathroom

9' 0" x 7' 4" (2.74m x 2.24m) Rear aspect double glazed window, panel enclosed bath with shower, wash basin with vanity unit. low level wc, heated towel rail, extractor fan.

### Outside

#### Driveway

Brick paved driveway providing off road parking for multiple vehicles, side access into side garden.

### Side & Rear Garden

Fence enclosed garden, separate patio area, with additional artificial grass areas, surrounded by raised flower bed, access point into garage and outbuilding.

#### Garage

18' 5" x 8' 7" (5.61m x 2.62m) Up and over garage door, has light and power.

#### Outbuilding

22' 1" x 7' 9" (6.73m x 2.36m) French doors, dual aspect double glazed windows, downlights, has light and power.

#### Council Tax Band