



Kirton Close, Reading, Berkshire.

£350,000 Freehold

Arins Tilehurst - Offered to the market is this well presented three bedroom semi detached family home. The property is within walking distance of Prospect park, is close to a bus route leading to Reading town centre and is a reasonable distance from various local shops and amenities. Further accommodation includes a lounge, a dining room, a kitchen, a family bathroom and a wc. Other features include an integral garage, driveway parking for three cars, and a fence enclosed private rear garden.

- Three Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- Refitted Bathroom
- Integral Garage
- Driveway Parking For Multiple Vehicles
- Close to Prospect Park and A4 Bath road
- Close to Reading West Train Station



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.  
While 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

oven, space for fridge freezer, space for washing machine, partly tiled walls, boiler.

### Entrance Hall

Offers access to the dining room, garage and a storage cupboard.

### Lounge

19' 2" x 10' 11" (5.84m x 3.33m) Rear aspect double glazed window, French doors leading to patio, telephone point, TV point, double radiator.

### Dining Room

11' 10" x 10' 10" (3.61m x 3.30m) Front aspect double glazed window, stairs leading to first floor, built in storage cupboard, double radiator.

### Kitchen

6' 11" x 10' 9" (2.11m x 3.28m) Front aspect double glazed window, range of base and eye level units, single bowl sink with draining board, 4 point electric hob with extractor hood, built in

### Garage

9' 0" x 16' 11" (2.74m x 5.16m) Side aspect double glazed window, up and over garage door, power.

### First Floor

#### Landing

Offers access to all first floor rooms, the loft and a storage cupboard.

#### Bedroom One

11' 0" x 12' 0" (3.35m x 3.66m) Rear aspect double glazed window, TV point, single radiator.

#### Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m) Front aspect double glazed

window, single radiator.

### Bedroom Three

7' 11" x 8' 9" (2.41m x 2.67m) Rear aspect double glazed window, single radiator.

### Family Bathroom

5' 2" x 5' 6" (1.57m x 1.68m) Front aspect double glazed window, panel enclosed bath with shower, wash basin with vanity unit, double radiator, partly tiled walls.

### WC

2' 6" x 5' 6" (0.76m x 1.68m) Front aspect double glazed window, low level wc.

### Outside

#### Garden

Low maintenance fence enclosed rear garden that comprises of

a good sized patio to the rear of the property that leads on to the lawn. The garden also benefits from a side access.

### Parking

Driveway parking for three cars.

### Council Tax Band

C

