

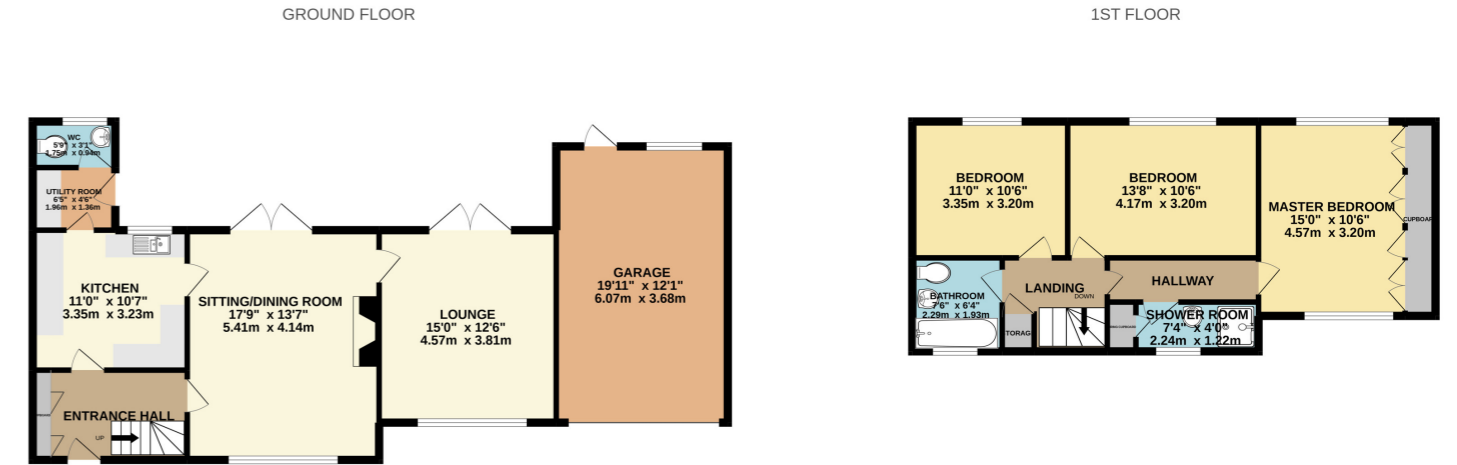


Armour Hill, Tilehurst, Reading.

£500,000 Freehold

Offered to the market with no onward chain complications is this very well presented three double bedroom end of terrace family home. The property is in a fantastic location, being a short walk to Tilehurst village, on the doorstep of Arthur Newbury Park, as well as being close to Tilehurst train station, and other local shops and amenities. Further accommodations includes two reception rooms, a good sized kitchen, utility room, downstairs wc, an en-suite to master, and a separate family bathroom. Other features include double glazed windows, gas central heating, driveway parking, a single garage, and an enclosed rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Downstairs WC
- Ensuite To Master
- Single Garage
- Driveway Parking
- Utility Room
- No Onward Chain



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**

**Entrance Hall**

Laminate wood flooring, understairs storage, built in storage cupboard, stairs leading to first floor, double radiator.

**Living Room**

15' 0" x 12' 6" (4.57m x 3.81m) Front aspect double glazed window, French doors leading into rear garden, single radiator, television point, downlights.

**Dining Room**

17' 9" x 13' 7" (5.41m x 4.14m) Front aspect double glazed window, wooden flooring, double radiator, television point, telephone point, French doors leading into rear garden.

**Kitchen**

11' 0" x 10' 7" (3.35m x 3.23m) Rear aspect double glazed window, range of base and eye level units, tiled flooring, one and a half sink with drainer, space for white goods and large range cooker, extractor

fan.

**Utility**

6' 5" x 4' 6" (1.96m x 1.37m) Tiled flooring, door leading into rear garden, space for white goods.

**Downstairs WC**

Rear aspect double glazed window, low level wc, wash basin, extractor fan, tiled flooring.

**Garage**

19' 11" x 12' 1" (6.07m x 3.68m) Electronic roll up garage door, has lighting and power.

**First Floor**

**Landing**

Front aspect double glazed window, access to all first floor rooms.

**Bedroom One**

15' 0" x 10' 6" (4.57m x 3.20m) Front and rear aspect double glazed windows, two single radiators, television point, built in wardrobes, downlights.

**Ensuite**

7' 4" x 4' 0" (2.24m x 1.22m) Front aspect double glazed window, vinyl flooring, double radiator, storage cupboard, shower cubicle, wash basin, downlights, extractor fan.

**Bedroom Two**

13' 8" x 10' 6" (4.17m x 3.20m) Rear aspect double glazed window, single radiator, television point.

**Bedroom Three**

11' 0" x 10' 6" (3.35m x 3.20m) Rear aspect double glazed window, double radiator.

**Family Bathroom**

7' 6" x 6' 4" (2.29m x 1.93m) Front aspect double glazed window, vinyl flooring, double radiator, low level wc, pedestal wash basin, enclosed bath with shower, downlights.

**Outside**

**Parking**

Driveway parking for multiple vehicles.

**Garden**

Enclosed rear garden, patio area with separate lawn.

**Council Tax Band**