



Bath Road, Padworth, Reading.

£650,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this beautifully presented three / four bedroom detached bungalow. The property is a short drive from the outskirts of Reading town. It also benefits from being a few minutes drive from Aldermaston Train Station and has direct access to the A4, which offers quick access to Newbury. Further accommodation includes three reception areas, a refitted kitchen area, utility room, and two bathrooms. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles along with front garden, and an enclosed rear garden.

- Three / Four Bedrooms
- Three Reception Areas
- Utility Area
- Two Bathrooms
- Driveway Parking
- Front & Rear Garden
- Potential to Extend (STPP)
- No Onward Chain
- Opportunity for Loft Conversion



GROUND FLOOR



MONKTON, BATH ROAD

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

Entrance Hall

Loft hatch to boarded loft, double radiator.

Living Room

17' 9" x 10' 11" (5.41m x 3.33m) Television point, telephone point, double radiator.

Family Room

14' 1" x 7' 7" (4.29m x 2.31m) Skylight, rear and side aspect double glazed windows, French doors into garden, double radiator.

Kitchen Diner

18' 4" x 11' 3" (5.59m x 3.43m) Two front aspect double glazed windows, double radiator, range of base and eye level units, electric hob with extractor, one and a half bowl with drainer, built in oven, built in fridge freezer, partly tiled flooring, downlights.

Utility Area

17' 3" x 8' 4" (5.26m x 2.54m) Side aspect double glazed window, vinyl flooring, range of base and eye level units, space for white goods.

Master Bedroom

15' 7" x 10' 4" (4.75m x 3.15m) French doors into garden, telephone point, double radiator.

Walk in Wardrobe / Nursery

8' 11" x 8' 9" (2.72m x 2.67m) Front aspect double glazed window, double radiator, television point.

Ensuite

8' 2" x 6' 6" (2.49m x 1.98m) Tiled walls and flooring, walk in shower, wash basin with vanity, low level wc, downlights, heated towel rail, front aspect double glazed window, extractor fan.

Bedroom Two

11' 9" x 10' 6" (3.58m x 3.20m) French doors into garden, double

radiator, built in wardrobe, television point.

Bedroom Three

11' 7" x 9' 9" (3.53m x 2.97m) Rear and side aspect double glazed windows, French doors into garden, double radiator, television point.

Family Bathroom

13' 2" x 7' 9" MAX (4.01m x 2.36m) Side aspect double glazed window, tiled walls and flooring, low level wc, pedestal wash basin, large corner bath, heated towel rail, downlights, extractor fan, underfloor heating.

Outside

Driveway

Graveled driveway with space for multiple vehicles.

Front Garden

Situated to the side of the driveway is a great sized lawned area that

contains mature trees and shrubs which offer a great area to relax.

Rear Garden

Well maintained fence enclosed rear garden that comprises of a large patioed seating area that sweeps around the rear of the property. This leads down onto a good sized lawn that is surrounded by mature trees that offer great privacy. There is also a graveled seating area at the rear and an additional graveled area to the side which currently is home to a washing line and storage. The property also benefits from a side access.

Council Tax Band

E

