



Ridgemount Close, Tilehurst, Reading.

£700,000 Freehold

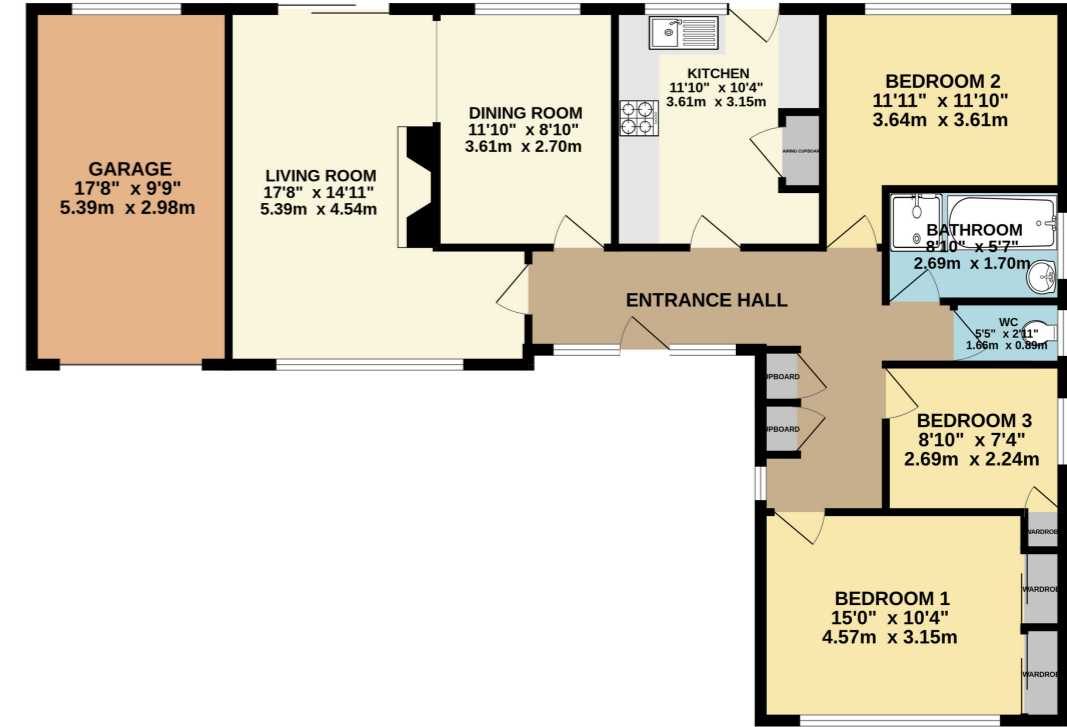
Arins Tilehurst - Offered to the market with NO ONWARD CHAIN complications is this three double bedroom detached bungalow with potential to extend (SSTP). The property is situated on a large idyllic plot (approx. 1/4 acre), at the end of a private road. It is close to Tilehurst train station, while being within walking distance of Denefield secondary school and Downsway primary school and is close to various local shops and amenities. Further accommodation includes a dual aspect living room, a dining room, a kitchen, a bathroom and a separate wc. Other features include a beautifully maintained landscaped rear garden, a large driveway for multiple vehicles, gas central heating.

- Three Double Bedrooms
- Approx. 1/4 Acre Plot
- Landscaped Garden
- Quiet Location
- No Onward Chain
- Potential to Extend (STPP)
- Large Driveway
- Close to Sulham Woods





GROUND FLOOR  
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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.  
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Property Description

Ground Floor

Entrance Hall

Two front aspect windows, side aspect window, double radiator. Offers access to all rooms, the loft and two storage cupboards.

Living Room

14' 11" x 17' 8" (4.55m x 5.38m) Front aspect window, rear aspect sliding doors, feature fireplace, feature stone wall, tv point, double radiator.

Dining Room

8' 10" x 11' 10" (2.69m x 3.61m) Rear aspect window, single radiator, feature stone wall, tv point, parquet hard wood floor.

Kitchen

10' 4" x 11' 10" (3.15m x 3.61m) Rear aspect window, rear door leading to garden, range of base and eye level units, single bowl sink with two draining boards, space for cooker, space for washing machine, space for tumble dryer, space for fridge freezer, space for dish washer, boiler, airing cupboard.

Bedroom One

15' 0" x 10' 4" (4.57m x 3.15m) Front aspect window, two built in wardrobes, single radiator.

Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m) Rear aspect window, single radiator.

Bedroom Three

8' 10" x 7' 0" (2.69m x 2.13m) Side aspect window, built in wardrobe, single radiator.

Family Bathroom

8' 10" x 5' 7" (2.69m x 1.70m) Side aspect window, shower cubicle, panel enclosed bath, wash basin, partly tiled walls, heated towel rail.

WC

5' 3" x 2' 11" (1.60m x 0.89m) Side aspect window, low level wc.

Garage

9' 9" x 17' 8" (2.97m x 5.38m) Rear aspect window, up & over garage door, power.

Outside

Garden

The property sits on a large approx. 1/4 acre plot. The rear garden has been fully landscaped and comprises of a patio to the rear of the property that leads onto a large lawn which is surrounded by planting beds with mature shrubs and trees that offer a large amount of privacy. The property also benefits from a side access either side.

Parking

Driveway parking for multiple vehicles..

Council Tax Band

F