



Southcote Lane, Reading, Berkshire.

£425,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, four bedroom mid terrace property. The property is situated in a popular residential area, with easy access to various local amenities including primary and secondary schools, shops, and is close to bus routes that lead you to Reading town centre. It also is a short distance from the A4 Bath Road that leads to the M4 and centre of town. Further accommodation includes a lounge dining room, kitchen breakfast room, three double bedrooms including a master with an en suite, one single bedroom and a family bathroom. Other features include a low maintenance fence enclosed rear garden that includes a outbuilding set up as an office, store room and a fantastic bar area. The property also has driveway parking for multiple vehicles, gas central heating and double glazed windows throughout.

- Four Bedrooms
- Open Plan Lounge/Diner
- Extended Kitchen
- Refitted Family Bathroom
- En-Suite to Master
- Driveway Parking
- Outbuilding
- Close to A4 & M4 Motorway





TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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

Lounge Dining Room

11' 7" x 23' 10" (3.53m x 7.26m) Front aspect double glazed window, rear aspect double glazed window, two double radiators, TV point.

Entrance Hall

Front aspect double glazed window, offers access to the lounge dining room and kitchen breakfast room.

Kitchen Breakfast Room

8' 9" x 24' 11" (2.67m x 7.59m) Two side aspect double glazed windows, rear aspect double glazed window, range of base & eye level units, range style oven with a five point gas hob, one and a half bowl sink with draining board, built in dish washer, space for fridge freezer, heated towel rail, rear door leading to garden, downlights, partly tiled floor and walls.

Utility Room

3' 9" x 5' 6" (1.14m x 1.68m) Rear aspect double glazed window, space for washing machine.

First Floor

Landing

Offers access to bedrooms two, three and four, offers access to the family bathroom.

Bedroom Two

16' 0" x 13' 1" (4.88m x 3.99m) Front aspect double glazed window, single radiator, two built in wardrobes.

Bedroom Three

14' 0" x 9' 3" (4.27m x 2.82m) Rear aspect double glazed window, single radiator, built in wardrobe, airing cupboard.

Bedroom Four

9' 11" x 8' 1" (3.02m x 2.46m) Front aspect double glazed window, single radiator, stairs leading to master suite.

Family Bathroom

7' 9" x 6' 4" (2.36m x 1.93m) Two rear aspect double glazed windows, low level WC, wash basin with vanity unit, shower cubicle, downlights,

heated towel rail, extractor fan.

Second Floor

Master Bedroom

21' 7" x 16' 3" (6.58m x 4.95m) Rear aspect double glazed window, two skylight windows, TV point, double radiator, access to en suite, eaves storage.

En-Suite

6' 10" x 8' 5" (2.08m x 2.57m) Rear aspect double glazed window, low level WC, pedestal wash basin, panel enclosed bath, tiled floor & partly tiled walls, extractor fan.

Outside

Garden

Beautifully presented, low maintenance fence enclosed rear garden that contains a bar, an outbuilding set up as an office, and a store room. The property also benefits from the rare addition of a side access despite being a mid terrace property.

Parking

Driveway parking for multiple vehicles.

Council Tax Band

C

