

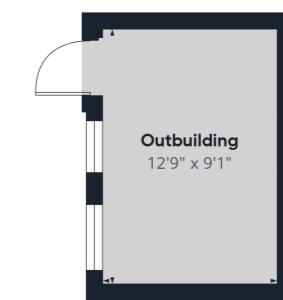
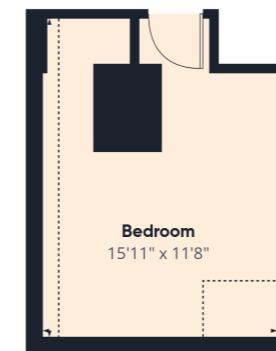
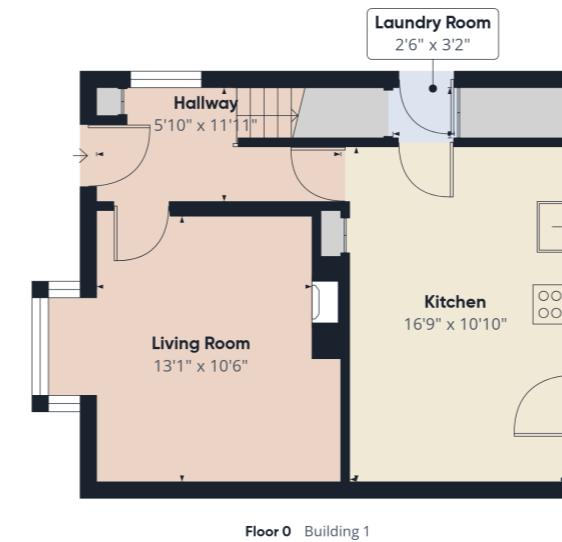
Armour Hill, Tilehurst, Reading, Berkshire. RG31.

£450,000 Freehold

Situated on the ever-popular Armour Hill, this beautifully upgraded three double bedroom semi-detached family home offers a rare combination of character, space, and location. The property features a welcoming entrance hall, a bright living room with bay window and log burner, and an impressive kitchen/diner to the rear with ample storage, space for family dining, a second log burner, and French doors opening onto the garden ideal for entertaining. A separate utility area provides direct garden access. Upstairs offers two double bedrooms, including one with an immaculate en-suite, plus a modern family bathroom, with a further double bedroom on the top floor. Externally, the home sits on a generous plot with extensive side space featuring a stylish outdoor seating area, a well-maintained rear garden with lawn, and two outbuildings. Set back from the road, the property enjoys a peaceful setting. Ideally located within walking distance of Tilehurst Train Station, Tilehurst Triangle, Arthur Newbery Park, and excellent transport links to Reading town centre, this is a fantastic opportunity to secure a much-loved family home in a highly sought-after area.

- Three Double Bedrooms
- Semi Detached House
- Generous Plot
- Two Bathrooms
- Walking Distance To Tilehurst Station
- Walking Distance To Arthur Newbery Park





Approximate total area⁽¹⁾
1138 ft²

Reduced headroom
21 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

Council Tax Band

E