



Monks Way, Reading, Berkshire.

£725,000 Freehold

Arins Tilehurst - Offered to the market is this fantastically extended six bedroom semi detached family home. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre, along with fantastic access to schools such as the Wren School and Hugh Faringdon. Further accommodation includes multiple reception rooms, a beautifully extended open plan kitchen diner, utility, downstairs wc, refitted first floor family bathroom, and an ensuite to the master. Other features include double glazed windows throughout, a large enclosed rear garden, an integral single garage, and driveway parking for multiple vehicles.

- Six Bedrooms
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Downstairs WC
- Ensuite to Master Bedroom
- Refitted Family Bathroom
- Driveway & Garage
- Large Enclosed Rear Garden



TOTAL FLOOR AREA : 2266 sq.ft. (210.5 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

Laminate wood flooring, double radiator, stairs leading to first floor.

Living Room

14' 11" x 13' 5" (4.55m x 4.09m) Front aspect double glazed bay fronted window, laminate wood flooring, double radiator, television point, telephone point, fireplace.

Sitting Room

14' 4" x 11' 5" (4.37m x 3.48m) Double radiator, laminate wood flooring, French doors leading into conservatory.

Kitchen Diner

27' 5" x 16' 5" MAX (8.36m x 5.00m) Range of base and eye level units, five ring gas hob with double oven and extractor hood, four skylights, two double radiators, one and a half sink with drainer, space for white goods, downlights, tiled flooring, French doors leading into rear garden.

Family Room

16' 2" x 9' 0" (4.93m x 2.74m) Two skylights, two double radiators, two side aspect double glazed windows, downlights, television point, wooden flooring.

Utility

8' 3" x 7' 3" (2.51m x 2.21m) Tiled flooring, base level units, single bowl, space for white goods, access into integral garage.

Downstairs WC

Low level wc, wash basin with vanity unit, extractor fan.

Conservatory

10' 8" x 10' 2" (3.25m x 3.10m) Vinyl flooring, double radiator, television point.

Integral Garage

19' 2" x 8' 1" (5.84m x 2.46m) Has light and power, fantastic storage space, or good potential to convert.

First Floor

Landing

Access to all first floor rooms, stairs leading to master bedroom.

Bedroom Two

15' 2" x 10' 4" (4.62m x 3.15m) Front aspect double glazed bay fronted window, single radiator, built in wardrobes.

Bedroom Three

14' 4" x 9' 0" (4.37m x 2.74m) Rear aspect double glazed window, single radiator, built in wardrobes.

Bedroom Four

12' 6" x 7' 4" (3.81m x 2.24m) Front aspect double glazed window, double radiator.

Bedroom Five

12' 4" x 7' 4" (3.76m x 2.24m) Rear aspect double glazed window,

radiator.

Bedroom Six

8' 0" x 7' 11" (2.44m x 2.41m) Front aspect double glazed window, single radiator.

Family Bathroom

7' 10" x 7' 4" (2.39m x 2.24m) Tiled walls and flooring, rear aspect double glazed window, low level wc, wash basin with vanity unit, heated towel rail, home to boiler.

Second Floor

Master Bedroom

15' 10" x 15' 0" (4.83m x 4.57m) Double radiator, two skylights, eaves storage, laminate wood flooring.

Ensuite

7' 2" x 5' 10" (2.18m x 1.78m) Vinyl flooring, shower, low level wc, wash basin, skylight, eaves storage, heated towel rail, extractor fan.