



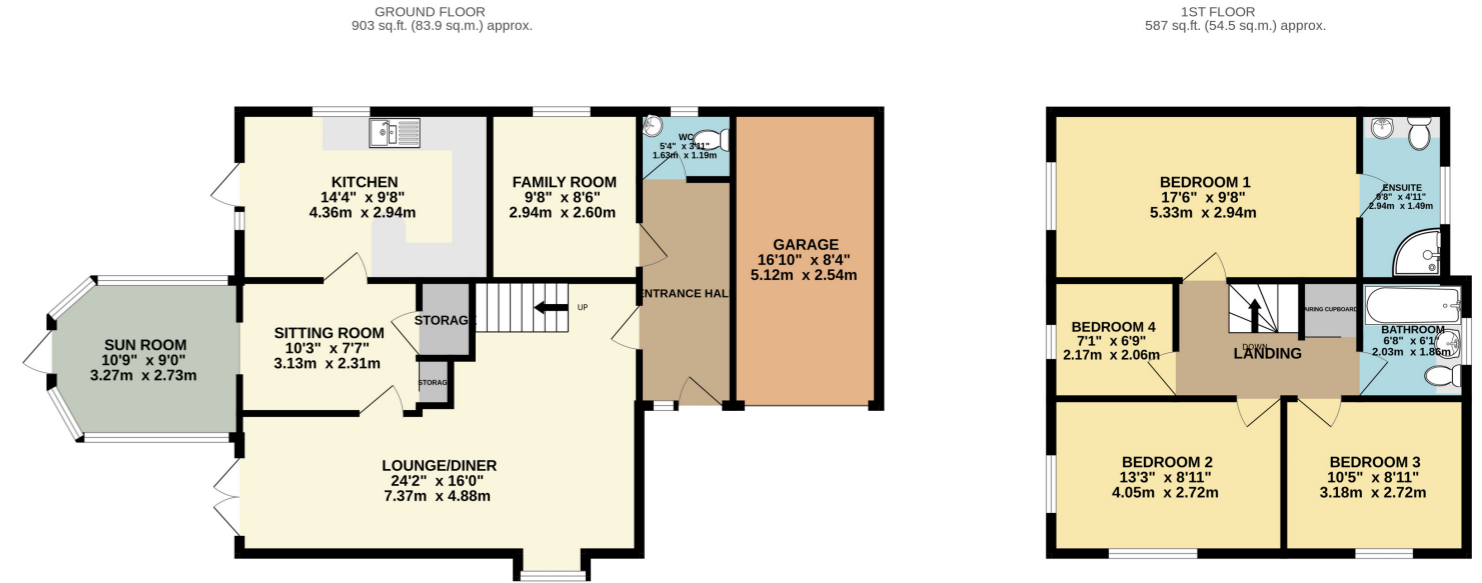
Wealden Way, Tilehurst, Reading.

£499,950 Freehold

Arins Property Services - Offered to the market is this extended four / five bedroom detached family home. The property is close to a bus route leading to Reading town centre, has reasonable access to a local primary school plus various local shops and amenities. Further accommodations includes a lounge diner, a sitting room, a family room, a sun room, kitchen, downstairs wc, and two first floor bathrooms. Other features include double glazed windows throughout, gas central heating, driveway parking, a garage, and a good sized enclosed rear garden.

- Four / Five Bedrooms
- Two Bathrooms
- Garage & Driveway Parking
- Downstairs W/C
- Enclosed Rear Garden
- Potential to Extend (STPP)
- Close to Public Transport Links
- Sun Room





WEALDEN WAY  
TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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.

Lounge Diner

24' 2" x 16' 0" (7.37m x 4.88m) Front aspect double glazed bay fronted window, laminate wood flooring, French doors leading into rear garden, three double radiators, television point.

Sitting Room

10' 3" x 7' 7" (3.12m x 2.31m) Double radiator, laminate wood flooring, understairs storage.

Kitchen Breakfast Room

14' 4" x 9' 8" (4.37m x 2.95m) Range of base and eye level units, electric hob with extractor, one and a half sink with drainer, built in oven, space for white goods, rear aspect double glazed window, door into garden.

Family Room / Bedroom Five

9' 8" x 8' 6" (2.95m x 2.59m) Rear aspect double glazed window, laminate wood flooring, double radiator.

Sun Room

10' 9" x 9' 6" (3.28m x 2.90m) Door into rear garden, laminate wood flooring.

Downstairs WC

5' 4" x 3' 11" (1.63m x 1.19m) Rear aspect double glazed window, laminate wood flooring, low level wc, wash basin, extractor fan, double radiator.

Garage

16' 10" x 8' 4" (5.13m x 2.54m) Up and over door, has light and power.

First Floor

Landing

Access to all first floor rooms, airing cupboard, laminate wood flooring.

Bedroom One

17' 6" x 9' 8" (5.33m x 2.95m) Side aspect double glazed window, laminate wood flooring, double radiator.

Ensuite

9' 8" x 4' 11" (2.95m x 1.50m) Side aspect double glazed window, wash basin, low level wc, shower, vinyl flooring, heated towel rail.

Bedroom Two

13' 3" x 8' 11" (4.04m x 2.72m) Front and side aspect double glazed window, double radiator, laminate wood flooring.

Bedroom Three

10' 5" x 8' 11" (3.17m x 2.72m) Front aspect double glazed window, double radiator, laminate wood flooring, loft hatch to partially boarded loft with drop down ladder.

Bedroom Four

7' 1" x 6' 9" (2.16m x 2.06m) Side aspect double glazed window, laminate wood flooring, double radiator.

Bathroom

6' 8" x 6' 1" (2.03m x 1.85m) Side aspect double glazed window, vinyl flooring, heated towel rail, wash basin, low level wc, panel enclosed bath with shower, tiled walls.

Outside

Driveway

Off road parking provided for multiple vehicles, side access into rear garden.

Rear Garden

Fence enclosed rear garden, slabbed patio area, leading onto good sized lawn.

Council Tax Band

E