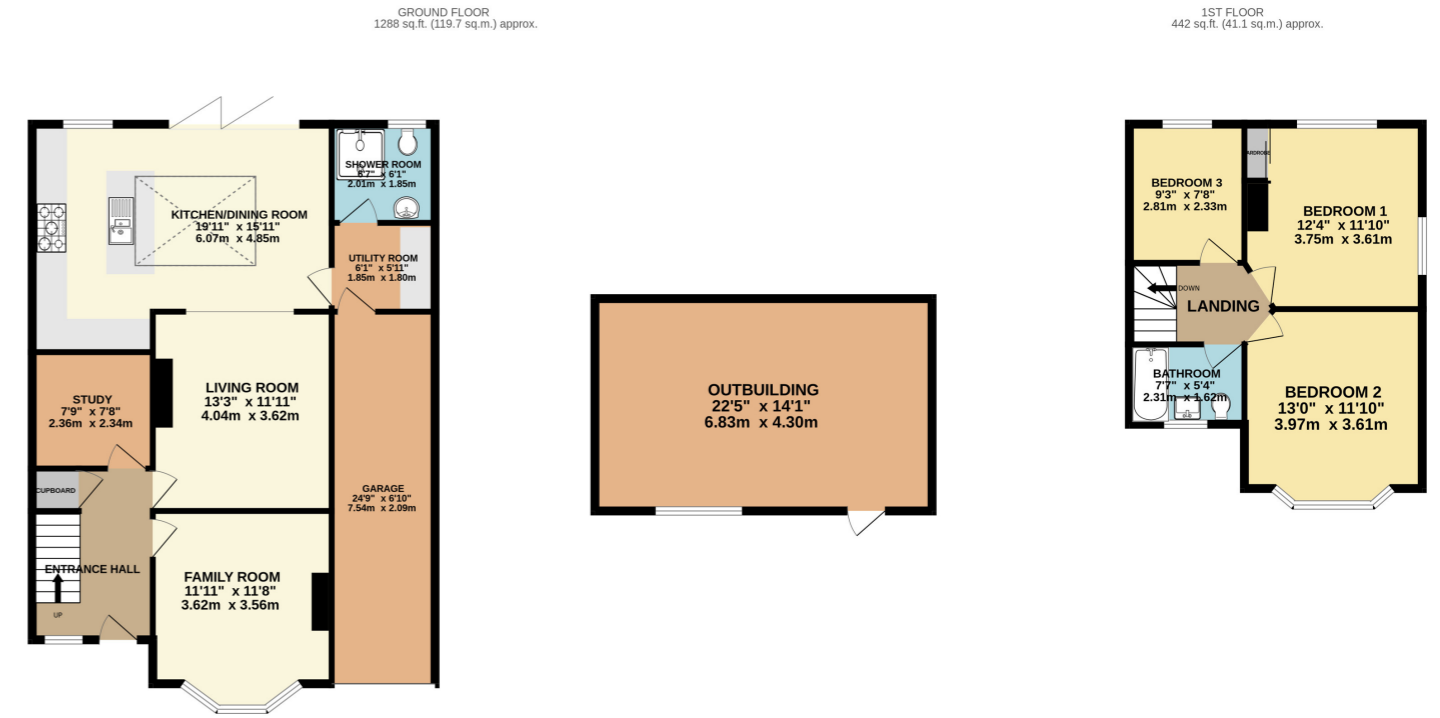


St Michaels Road, Tilehurst, Reading.

£550,000 Freehold

Arins Tilehurst - Offered to the market within walking distance of Tilehurst Village is this beautifully presented three bedroom semi detached family home. The property has excellent access to Tilehurst train station, a bus route leading to Reading town centre and junction 12 of the M4 motorway, while being a reasonable distance from various local primary and secondary schools. Further accommodation includes a beautiful open plan kitchen dining room, living room, family room, study, utility room, downstairs shower room, and a refitted family bathroom. Other features include driveway parking for multiple vehicles, a double length connected garage, a landscaped garden with an outbuilding, gas central heating and double glazed windows throughout.

- Fully Refurbished
- Three Bedrooms
- Open Plan Kitchen Dining Room
- Three Reception Rooms
- Refitted Bathroom
- Downstairs Shower Room
- Outbuilding in Garden
- Garage & Driveway



TOTAL FLOOR AREA: 1730 sq.ft. (160.8 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.  
 Made with Metropix ©2024

**Property Description**

**Ground Floor**

**Entrance Hall**

Front aspect double glazed window, under stairs cupboard, double radiator, LVT flooring.

**Kitchen Dining Room**

19' 11" x 15' 11" (6.07m x 4.85m) Rear aspect double glazed window, bifold doors leading to rear garden, skylight, range of base and eye level units, built in dish washer, built in bins, space for fridge freezer, range style cooker with 5 point electric hob and extractor hood, island with 1.5 bowl sink with draining board and storage, downlights, laminated wood flooring, upright radiator.

**Living Room**

113' 3" x 11' 11" (34.52m x 3.63m) Downlights, laminated wood flooring, ethernet point, upright radiator.

**Family Room**

11' 11" x 11' 8" (3.63m x 3.56m) Front aspect double glazed bay window, electric fire place, ethernet point, TV point, double radiator.

**Study**

7' 9" x 7' 8" (2.36m x 2.34m) Double radiator, laminated wood flooring.

**Shower Room**

6' 7" x 6' 1" (2.01m x 1.85m) Rear aspect double glazed window, low level wc, shower cubicle, wash basin, tiled floor and walls, heated towel rail, extractor fan, downlights.

**Utility Room**

6' 1" x 5' 11" (1.85m x 1.80m) Range of base and eye level units, space for white goods, tiled floor, double radiator.

**Garage**

24' 9" x 6' 10" (7.54m x 2.08m) Electric roll up garage door with safety edge, boiler.

**First Floor**

**Landing**

Access to all first floor rooms.

**Bedroom One**

12' 4" x 11' 10" (3.76m x 3.61m) Rear and side aspect double glazed window, double radiator, built in wardrobe.

**Bedroom Two**

13' 0" x 11' 10" (3.96m x 3.61m) Front aspect double glazed bay window, double radiator.

**Bedroom Three**

9' 3" x 7' 8" (2.82m x 2.34m) Rear aspect double glazed window, double radiator, loft hatch.

**Family Bathroom**

7' 7" x 5' 4" (2.31m x 1.63m) Front aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with shower, tiled floor and walls, extractor fan.

**Outbuilding**

**Garden**

Good sized fence enclosed rear garden that comprises of a brick paved patio to the rear of the property which leads onto a good sized lawn with a shed for storage and a koi pond. Finally, you come to the outbuilding and a raised patioed seating area.

**Outbuilding**

22' 5" x 14' 1" (6.83m x 4.29m) Front aspect window, power, ethernet ports.

**Parking**

Driveway parking for multiple vehicles.

**Council Tax Band**

D