

Westwood Road, Tilehurst, Reading, Berkshire.  
RG31.



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Berkshire  
Reading RG31 6PR  
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RG31.

£350,000 Freehold

**\*\*TWO ALLOCATED PARKING SPACES\*\***

Arins property Services in Tilehurst are proud to present this charming three-bedroom mid-terraced property in excellent condition and offers a perfect blend of comfort and convenience. Featuring a master bedroom with an en-suite bathroom, the home is ideal for families or First time buyers. The modern interior boasts a light-filled living area and a recently refitted kitchen. Enjoy the benefits of private allocated parking and a delightful south-facing garden, perfect for outdoor entertaining. Located just a short distance from Tilehurst village, this property is situated close to local shops and amenities, making it an ideal choice for the perfect family friendly home.

- Refitted Kitchen
- Close to Tilehurst Village
- Southerly Facing Garden
- Close to Bus Routes
- Close to local amenities
- Modern Interior
- Allocated Parking
- Set back from the Main Road

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

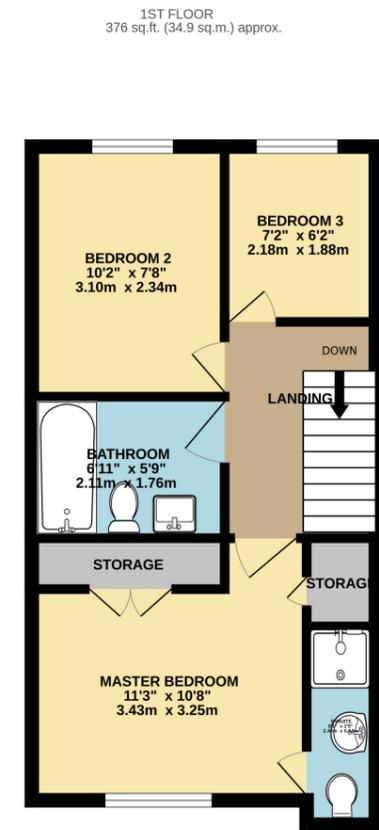
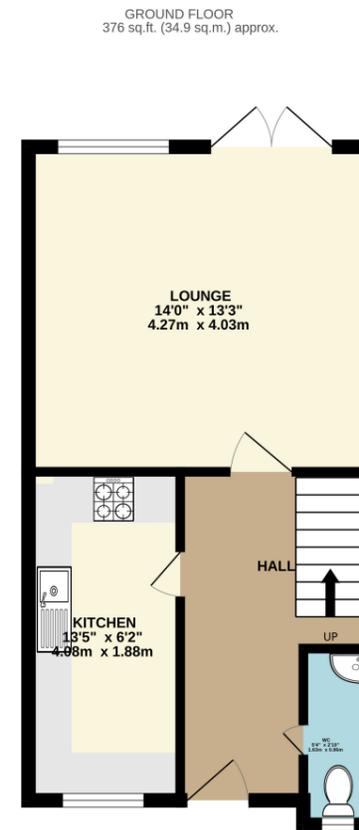


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TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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**

- Hallway**
- Kitchen**  
6' 2" x 13' 5" (1.88m x 4.09m)
- Lounge**  
13' 3" x 14' 0" (4.04m x 4.27m)
- Downstairs WC**  
2' 10" x 5' 4" (0.86m x 1.63m)
- Landing**
- Master Bedroom**  
10' 8" x 11' 3" (3.25m x 3.43m)
- En Suite**
- Bedroom Two**  
7' 8" x 10' 2" (2.34m x 3.10m)
- Family Bathroom**  
5' 9" x 6' 11" (1.75m x 2.11m)
- Bedroom Three**  
6' 2" x 7' 2" (1.88m x 2.18m)
- Rear Garden**
- Private Allocated Parking**

**Council Tax Band**

C

