

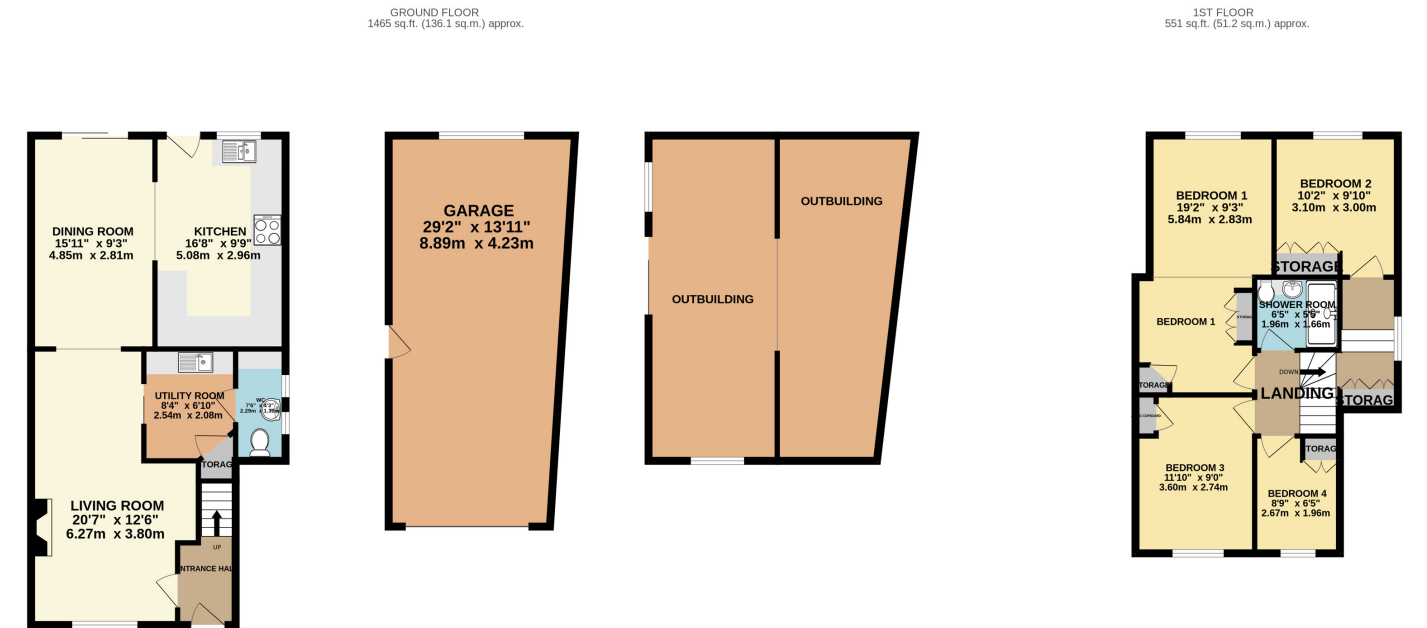


Causmans Way, Tilehurst, Reading.

£625,000 Freehold

Arins Property Services - Offered to the market is this very well presented, heavily extended four bedroom semi detached property located at the bottom of a desirable cul-de-sac. The property is within walking distance of Tilehurst village, aswell as Tilehurst train station, bus routes, and various other local shops and amenities. Further accommodation includes a living room, dining area, refitted kitchen, utility, downstairs wc, and a refitted first floor shower room. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, a good sized garden, a large garage and an outbuilding ideal for converting into home gym, studio or annex.

- Four Bedrooms
- Heavily Extended
- Two Reception Areas
- Refitted Kitchen
- Refitted Bathroom
- Downstairs W/C
- Driveway Parking & Garage
- Outbuilding



Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, double radiator, access into living room.

Living Room

20' 7" x 12' 6" MAX (6.27m x 3.81m) Front aspect double glazed window, log burner, television point, telephone point, single radiator.

Dining Room

15' 11" x 9' 3" (4.85m x 2.82m) Sliding doors into garden, single radiator.

Kitchen

16' 8" x 9' 9" (5.08m x 2.97m) Rear and side aspect double glazed window, door into garden, range of base and eye level units, single bowl with drainer, electric hob with extractor, built in oven, space for white goods, double radiator, vinyl flooring.

Utility

8' 4" x 6' 10" (2.54m x 2.08m) Range of base and eye level units, single bowl with drainer, understairs storage, space for white goods, vinyl flooring.

Downstairs WC

7' 6" x 4' 3" (2.29m x 1.30m) Two side aspect double glazed windows, low level wc, pedestal wash basin, single radiator, home to boiler, space for white goods, vinyl flooring, water softener.

First Floor

Landing

Access to all first floor rooms, side aspect double glazed window, loft hatch to boarded loft that has light.

Bedroom One

19' 2" x 9' 3" (5.84m x 2.82m) Rear aspect double glazed window, single radiator, built in wardrobes, television point.

Bedroom Two

10' 2" x 9' 10" (3.10m x 3.00m) Rear aspect double glazed window, single radiator, air conditioning unit.

Bedroom Three

11' 10" x 9' 0" (3.61m x 2.74m) Front aspect double glazed window, single radiator, airing cupboard.

Bedroom Four

8' 9" x 6' 5" (2.67m x 1.96m) Front aspect double glazed window, single radiator, storage cupboard.

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m) Walk in double length shower, wash basin with vanity unit, low level wc, heated towel rail, vinyl flooring, extractor fan.

Outside

Driveway

Concrete drive providing off road parking for multiple vehicles, side access into rear garden, access into garage.

Garden

Large enclosed rear garden, patio slabbed area leading onto good sized lawn, with outbuilding located at rear.

Garage / Workshop

29' 2" x 13' 10" (8.89m x 4.22m) Electric garage door, rear aspect double glazed window, has light and power.

Outbuilding

24' 4" x 19' 6" MAX (7.42m x 5.94m) Has light and power, solar panels, excellent opportunity to convert.

Council Tax Band

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