

Addiscombe Chase, Tilehurst, Reading.

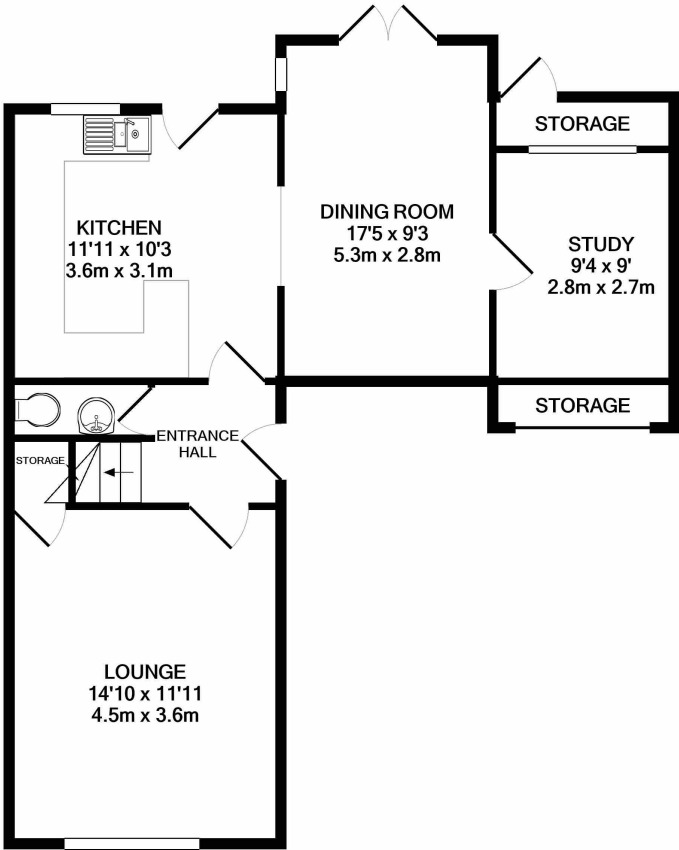
£400,000 Freehold

Offered to the market with no onward chain complications is this well presented three bedroom TA Fisher built family home. The property is within walking distance of various local schools including Little Heath secondary school, while being close to various local shops, is on a bus route leading to Reading town centre and has excellent access to Tilehurst train station. Further accommodation includes a separate lounge, a refitted kitchen, downstairs WC, separate dining room and a refitted bathroom. Other features include a converted garage, driveway parking, double glazed windows, gas central heating, and an enclosed rear garden.

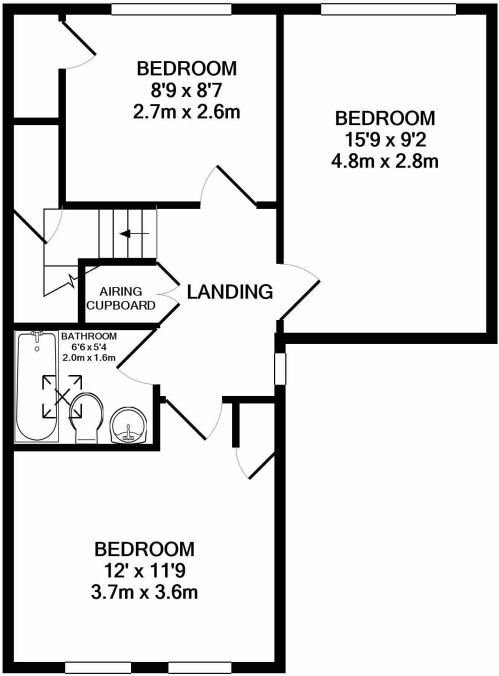
- Three Bedrooms
- Downstairs WC
- Dining Room
- Enclosed Rear Garden
- Driveway Parking
- Converted Garage
- Double Glazed Windows
- No Onward Chain







GROUND FLOOR  
APPROX. FLOOR  
AREA 638 SQ.FT.  
(59.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 478 SQ.FT.  
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Hallway

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

Lounge

14' 10" x 11' 11" (4.52m x 3.63m) Front aspect double glazed window, laminate wood flooring, downlights, double radiator, television point, understairs storage cupboard.

Kitchen

11' 11" x 10' 3" (3.63m x 3.12m) Rear aspect double glazed window, partly tiled walls, tiled flooring, one and a half sink with drainer, space for washing machine, space for small dishwasher, space for oven, extractor hood, range of base and eye level units, space for fridge freezer, door leading into rear garden.

Dining Room

17' 5" x 9' 3" (5.31m x 2.82m) Front and side aspect double glazed window, double radiator, laminate wood flooring, French doors leading into rear garden.

Office / Garage Conversion

9' 4" x 9' 0" (2.84m x 2.74m) Double radiator, rear aspect double glazed window.

Downstairs WC

6' 6" x 3' 2" (1.98m x 0.97m) Laminate wood flooring, low level wc, wash basin, partly tiled walls, extractor fan, single radiator.

First Floor

Landing

Side aspect double glazed window, airing cupboard, access to all first floor rooms, loft hatch, downlights, storage cupboard.

Bedroom One

15' 9" x 9' 2" (4.80m x 2.79m) Rear aspect double glazed window, double radiator, integral storage.

Bedroom Two

12' 0" x 11' 9" (3.66m x 3.58m) Front aspect double glazed window, integral storage, single radiator.

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.62m) Rear aspect double glazed window, single radiator, storage cupboard.

Bathroom

6' 6" x 5' 4" (1.98m x 1.63m) Tiled flooring and walls, low level wc, pedestal wash basin, enclosed bath with shower, heated towel rail, downlights, skylight.

Outside

Driveway

Paved driveway providing parking for multiple vehicles, side access into rear garden.

Garden

Fence enclosed rear garden, patio area leading onto a lovely lawn with a separate patio area at rear of garden.

Council Tax Band

