



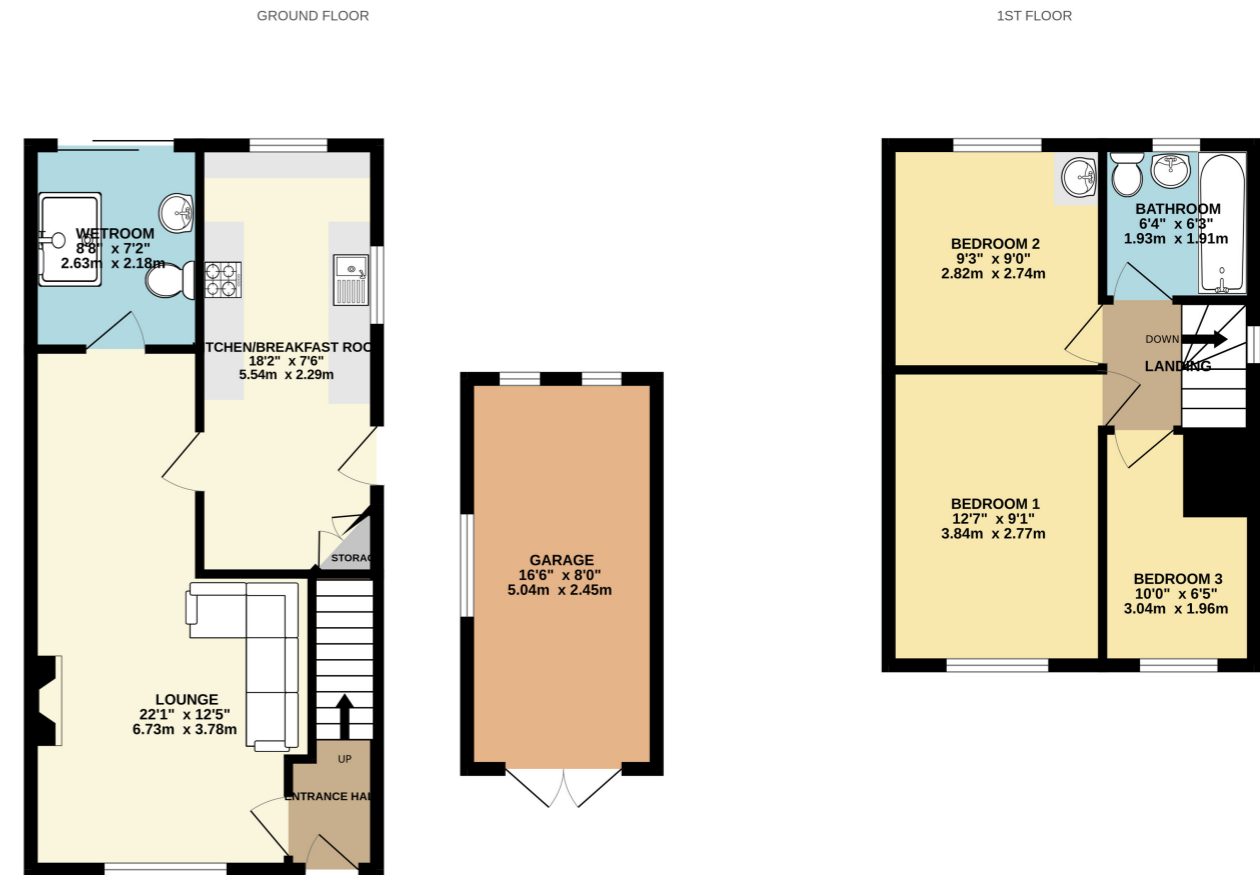
Causmans Way, Tilehurst, Reading.

£425,000 Freehold



Arins Tilehurst - Offered to the market with no onward chain complications is this three bedroom semi detached family home which has fantastic potential to extend (STPP). The property is set at the bottom of a desirable cul-de-sac, while being within walking distance of Tilehurst village, as well as Tilehurst train station, bus routes, and various other local shops and amenities. Further accommodation includes a large lounge diner, an extended kitchen breakfast room, a downstairs wetroom, and a first floor family bathroom. Other features includes gas central heating, double glazed windows, a South Westerley facing enclosed rear garden, detached single garage, and driveway parking for multiple vehicles.

- Three Bedrooms
- Lounge Diner
- Extended Kitchen
- Downstairs Wet Room
- First Floor Bathroom
- Driveway Parking & Garage
- No Onward Chain
- Potential to Extend (STPP)



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 Metroplan 6/2023

Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, single radiator, telephone point.

Lounge Diner

22' 1" x 12' 5" MAX (6.73m x 3.78m) Front aspect double glazed window, television point, gas fireplace, double radiator.

Kitchen

18' 2" x 7' 6" (5.54m x 2.29m) Vinyl flooring, rear and side aspect double glazed windows, range of base and eye level units, single bowl with drainer, built in gas hob, built in double oven, space for white goods, double radiator, understairs storage, door onto car port, home to boiler.

Wet Room

8' 8" x 7' 2" (2.64m x 2.18m) Sliding doors into rear garden, vinyl flooring, walk in shower, low level wc, wash basin, extractor fan, double radiator.

First Floor

Landing

Side aspect double glazed window, access to all first floor rooms, loft hatch.

Bedroom One

12' 7" x 9' 1" (3.84m x 2.77m) Front aspect double glazed window, single radiator.

Bedroom Two

9' 3" x 9' 0" (2.82m x 2.74m) Rear aspect double glazed window, single radiator, wash basin.

Bedroom Three

10' 0" x 6' 5" (3.05m x 1.96m) Front aspect double glazed window, single radiator.

Family Bathroom

6' 4" x 6' 3" (1.93m x 1.91m) Low level wc, wash basin with vanity unit, panel enclosed bath with shower, heated towel rail, rear aspect double glazed window, tiled walls.

Outside

Driveway

Off road parking for multiple vehicles, lawn area directly in front of property.

Single Garage

16' 6" x 8' 0" (5.03m x 2.44m) Has light and power.

Rear Garden

Fence enclosed South Westerly facing rear garden made up of a patio space, and lawn.

Council Tax Band