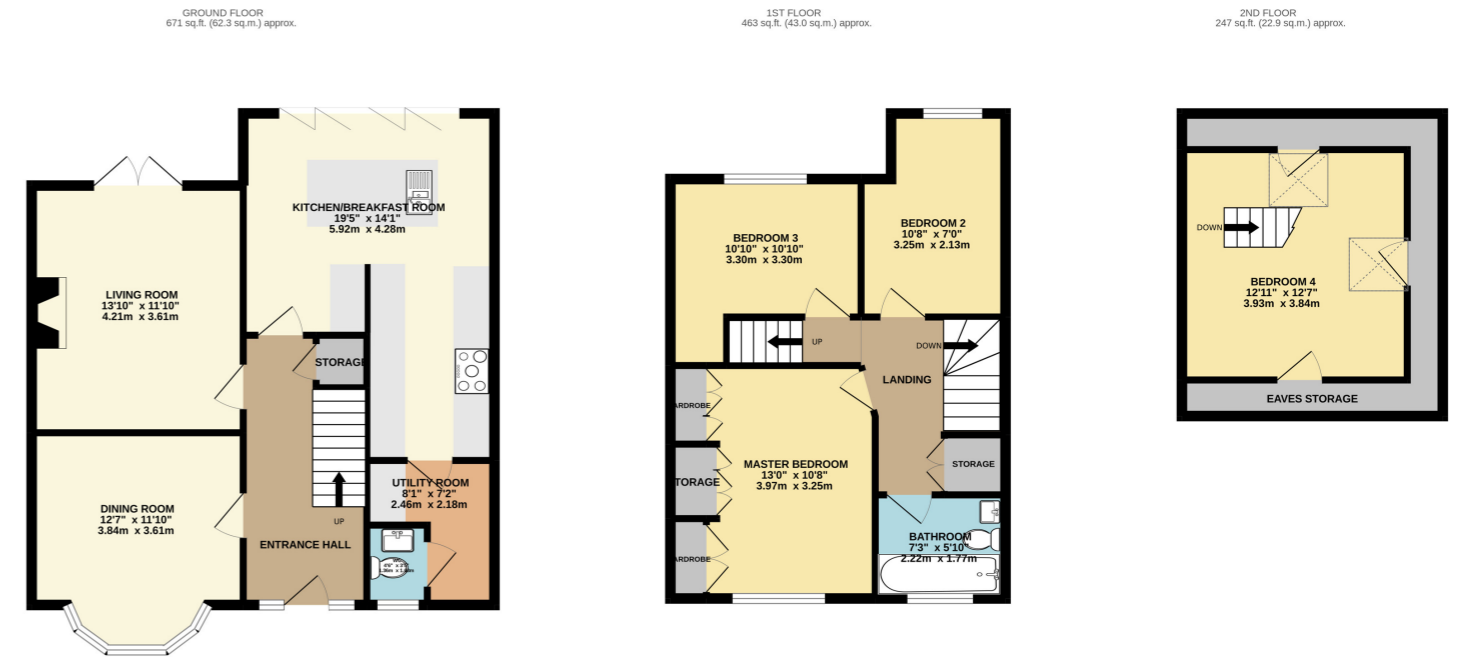


St Michaels Road, Tilehurst, Reading.

£475,000 Freehold

Arins Tilehurst - Offered to the market, within walking distance to Tilehurst Village, is this stunning, four bed semi-detached family home, with the potential to extend (SSTP). 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 living room, dining room, a beautifully refitted kitchen breakfast room, a downstairs WC, a refitted family bathroom and a utility room. Other features include an attractive rear garden, driveway parking, a solar panel for hot water, gas central heating and double glazed windows throughout.

- Four Bedrooms
- Open Plan Kitchen/Breakfast Room
- Two Reception Rooms
- Refitted Bathroom
- Utility Room
- Close to Tilehurst Village
- Large Garden
- Solar Panel Heating / Water



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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

Ground Floor

Entrance Hall

Two front aspect double glazed windows, offers access to both reception rooms and the kitchen breakfast room, under stair storage, double radiator.

Living Room

11' 10" x 13' 10" (3.61m x 4.22m) Rear aspect double glazed French doors leading to decking, log burner, TV point, telephone point, double radiator, downlights.

Dining Room

11' 10" x 12' 7" (3.61m x 3.84m) Front aspect double glazed bay window, two built in cupboards, hard wood floor.

Kitchen Breakfast Room

14' 1" x 19' 5" (4.29m x 5.92m) Rear aspect bi-fold doors leading to decking, centre island with a breakfast bar & storage, one and a half bowl sink, range of base & eye level units, built in fridge, built in freezer, two built in ovens, built in dishwasher, five point induction hob with extractor hood, upright double radiator, downlights.

Downstairs WC

3' 5" x 4' 6" (1.04m x 1.37m) Front aspect double glazed window, low level WC, wash basin with vanity unit, heated towel rail, downlights.

Utility Room

7' 2" x 8' 1" (2.18m x 2.46m) Space for white goods, boiler, extractor fan, front door leading to driveway, extractor fan.

First Floor

Landing

Offers access to all bedrooms and a storage cupboard, upright double radiator.

Master Bedroom

10' 8" x 13' 0" (3.25m x 3.96m) Front aspect double glazed window, built in storage cupboards and wardrobes, TV point, double radiator.

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m) Rear aspect double glazed window, built in storage, double radiator.

Bedroom Three

7' 0" x 10' 8" (2.13m x 3.25m) Rear aspect double glazed window, double radiator.

Family Bathroom

7' 3" x 5' 10" (2.21m x 1.78m) Front aspect double glazed window, panel enclosed bath with shower, wash basin with vanity unit, partly tiled walls, heated towel rail, shaving point, extractor fan, downlights.

Second Floor

Bedroom Four

12' 7" x 12' 11" (3.84m x 3.94m) Two Velux sky lights, two double radiators, eaves storage.

Outside

Garden

Beautifully landscaped rear garden that is composed of a large decking area that leads down to a patio with a seating area and stylish pergola. The garden then has a large lawn with an area at the back that has been converted to a play area for children.

Parking

Driveway parking for multiple vehicles at the front of the house.

Council Tax Band

D

