

7 The Knoll, Tilehurst, Reading, Berkshire. RG31 6GW.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



7 The Knoll, Tilehurst, Reading, Berkshire. RG31 6GW.

£400,000 Freehold

Offered to the market is this well presented three bedroom detached family home, the property is close to a bus route which leads to Reading town centre, is a reasonable distance from Tilehurst train station and Tilehurst village, while having good access to various local amenities. Further accommodation includes a lounge, kitchen/ dining room, downstairs WC and a first floor bathroom. Other features include double glazed windows, gas central heating, driveway parking, single garage and an enclosed rear garden.

- Three Bedrooms
- Lounge
- Kitchen / Dining Room
- Downstairs WC
- Driveway Parking
- Single Garage
- Double Glazed Windows
- Gas Central Heating

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.

Please
recycle
me

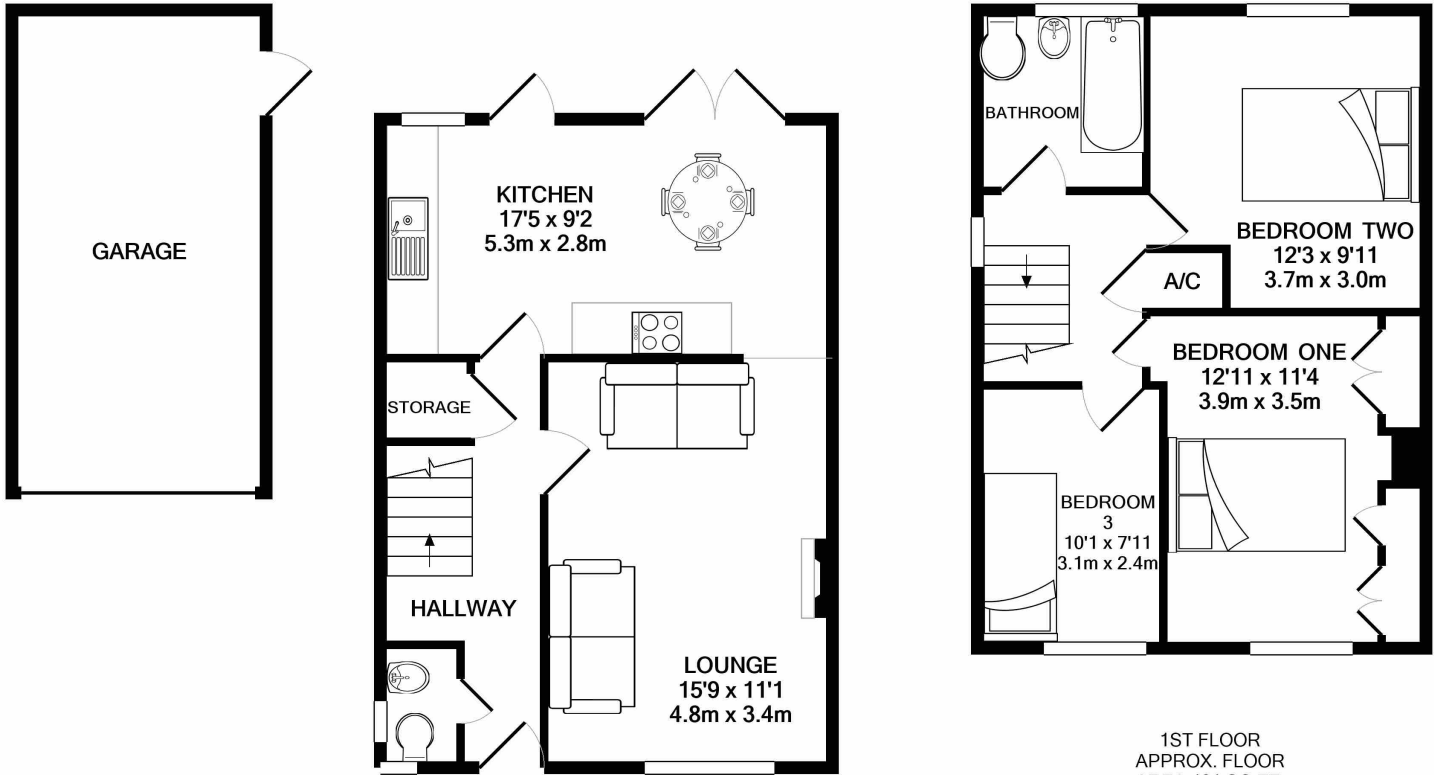


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

7 The Knoll, Tilehurst, Reading, Berkshire. RG31 6GW.



Have you visited our website for our latest property listings?
www.arins.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.3 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
Made with Metropix ©2020

Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, single radiator, understairs cupboard, access to all ground floor rooms.

Downstairs WC

Side aspect double glazed window, single radiator, low level WC, wash hand basin.

Lounge

15' 9" x 11' 1" (4.80m x 3.38m) Front aspect double glazed window, double radiator, TV point, telephone point, feature gas fireplace, archway to kitchen/ dining room.

Kitchen/ Dining Room

Rear aspect double glazed window, a range of eye and base level units, single bowl with drainer, space for fridge/ freezer, space for electric oven, plumbing for washing machine, double radiator, double doors leading to rear garden and separate single door leading to garden.

First Floor

Landing

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

Bedroom One

12' 11" x 11' 4" (3.94m x 3.45m) Front aspect double glazed window, double radiator, various fitted wardrobes.

Bedroom Two

12' 3" x 9' 11" (3.73m x 3.02m) Rear aspect double glazed window, double radiator.

Bedroom Three

10' 1" x 7' 11" (3.07m x 2.41m) Front aspect double glazed window, single radiator.

Bathroom

Rear aspect double glazed window, panel enclosed Jacuzzi bath with hand held shower and separate power shower, low level WC, pedestal wash hand basin, single radiator, shaver point.

Outside

Front Garden

Small lawned area with flower arrangements, driveway parking for one vehicle and access to single garage, wooden gate leading to rear garden.

Single Garage

Up and over garage door, light and power, door leading into rear garden.

Rear Garden

The rear garden is well presented while being enclosed by wood panel fencing, paved patio area with access to separate lawned area, various shrubs and flower arrangements, wooden built shed.

Council Tax Band