



Blagrove Rise, Tilehurst, Reading.

£425,000 Freehold

Arins Property Services - Offered to the market with no onward chain complications is this three bedroom link detached property. Set down a highly desirable cul-de-sac just a short distance from the centre of Tilehurst Village, this property has excellent access to Junction 12 of the M4 motorway, the A4 which leads to Newbury and Reading town centre, while being close to Sainsburys superstore and IKEA, as well as also being within walking distance of sought after schools including Little Heath School, St Pauls Catholic School, Park Lane School, along with many more. Further accommodation includes a living area, a kitchen diner, conservatory, downstairs wc, and a first floor refitted family bathroom. Other features include double glazed windows, gas central heating, a single garage, driveway parking, and an enclosed rear garden.

- Three Bedrooms
- Lounge
- Kitchen Diner
- Conservatory
- Single Garage
- Driveway Parking
- Enclosed Rear Garden
- No Onward Chain



BLAGRAVE RISE

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 Metropix ©2024

Property Description

Ground Floor

lamine wood flooring.

Entrance Hall

Stairs leading to first floor, single radiator.

Living Room

16' 9" x 12' 4" (5.11m x 3.76m) Front aspect double glazed bay fronted window, double radiator, television point, telephone point.

Kitchen Diner

15' 8" x 10' 11" (4.78m x 3.33m) Range of base and eye level units, single bowl with drainer, electric hob with built in oven and extractor hood, space for white goods, double radiator, rear aspect double glazed window, tiled flooring, door into garage and conservatory, understairs storage, home to boiler.

Conservatory

10' 3" x 8' 7" (3.12m x 2.62m) French doors into garden,

Downstairs WC

5' 4" x 2' 5" (1.63m x 0.74m) Front aspect double glazed window, low level wc, wash basin, single radiator, tiled flooring.

Garage

18' 0" x 8' 11" (5.49m x 2.72m) Up and over garage door, has light and power, door into garden.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

12' 8" x 8' 10" (3.86m x 2.69m) Front aspect double glazed window, single radiator, built in wardrobe.

Bedroom Two

10' 8" x 8' 10" (3.25m x 2.69m) Rear aspect double glazed window, single radiator.

Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m) Front aspect double glazed window, built in storage.

Bathroom

7' 1" x 6' 6" (2.16m x 1.98m) Rear aspect double glazed window, enclosed bath with shower, wash basin with vanity unit, low level wc, extractor fan, single radiator.

Outside

Driveway

Off road parking provided for multiple vehicles.

Rear Garden

Fence enclosed rear garden, patio slabbed area leading to lawned area, surrounded by mature shrubs and bushes.

Council Tax Band

D

