



Park Lane, Tilehurst, Reading.

£455,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this three bedroom semi detached property which has the added benefit of vast potential to extend (STPP). The property is on the doorstep of Tilehurst village and 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 lounge diner (originally two separate reception rooms), and extended kitchen breakfast room, a downstairs wc, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, and a large enclosed rear garden.

- Three Bedrooms
- Lounge Diner
- Extended Kitchen Breakfast Room
- Downstairs WC
- Refitted Bathroom
- 120ft Rear Garden (Approx)
- Driveway Parking
- No Onward Chain
- Potential to Extend (STPP)



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 MyHomePlan.com

Property Description

Ground Floor

Entrance Hall

Wooden flooring, single radiator, understairs storage, access to all ground floor rooms, built in storage cupboards.

Lounge Diner

24' 6" x 12' 4" (7.47m x 3.76m) Front aspect double glazed bay fronted window, wood flooring, two wall mounted radiators, television point, telephone point.

Kitchen Breakfast Room

16' 10" x 15' 2" (5.13m x 4.62m) Range of base and eye level units, kitchen island, one and half bowl with drainer, five ring gas hob with extractor, built in fan oven and grill, built in washing machine and dishwasher, space for fridge freezer, downlights, side aspect double glazed window, tiled flooring, wall mounted radiator, home to boiler, sliding doors into rear garden.

Downstairs WC

5' 0" x 3' 2" (1.52m x 0.97m) Low level wc, wash basin, wood flooring, side aspect double glazed window.

First Floor

Landing

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

Bedroom One

13' 3" x 11' 0" (4.04m x 3.35m) Front aspect double glazed bay fronted window, built in wardrobe, double radiator, television point, telephone point.

Bedroom Two

11' 8" x 11' 7" (3.56m x 3.53m) Rear aspect double glazed window, single radiator.

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m) Front aspect double glazed window, double radiator.

Shower Room

7' 1" x 6' 1" (2.16m x 1.85m) Rear aspect double glazed window, low level wc, walk in shower, wash basin, heated towel rail, tiled walls and flooring, extractor fan.

Outside

Driveway

Brick paved driveway providing off road parking for multiple vehicles, side access into rear garden.

Rear Garden

Large fence enclosed rear garden measuring approximately 120ft, patio initially leading onto large lawn.

Council Tax Band

