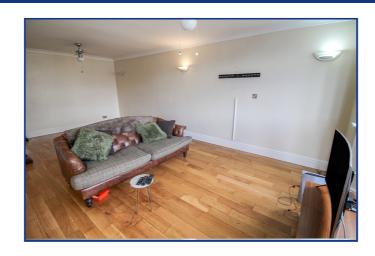


4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk

















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 seperate 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)

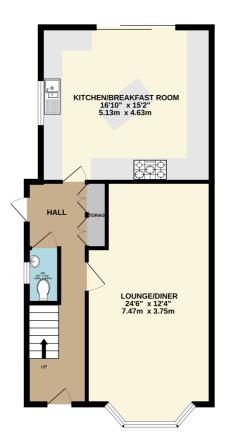








GROUND FLOOR



1ST FLOOR

BEDROOM 2 11'8" x 11'7" 3.56m x 3.53m

# **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**

