Oregon Avenue, Tilehurst, Reading, Berkshire.



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















Oregon Avenue, Tilehurst, Reading, Berkshire.

Offered to the market is this extremely well presented extended four bedroom detached family home, the property is situated in a poplar location which has reasonable access to Tilehurst train station, Sulham woods, various local shops, while having good access to various local primary and secondary schools. Further accommodation includes three large reception rooms, a downstairs WC, separate utility room, a large refitted kitchen/ family room and an ensuite shower room to the master bedroom. Other features include gas central heating, double integral garage, driveway parking for a number of vehicles and a private enclosed corner plot style rear garden.

lars, 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 nents 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 opliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm mployment has the authority to make or give any representation or warranty in respect of the property





£780,000 Freehold

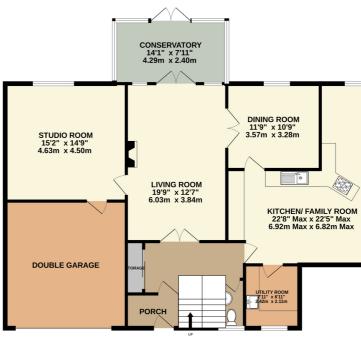
- Four Bedrooms
- Three Reception Rooms
- Kitchen/ Family Room
- Separate Utility Room
- Downstairs W/C
- Ensuite Shower Room
- Double Integral Garage
- Enclosed Rear Garden

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GROUND FLOOR 1538 sq.ft. (142.9 sq.m.) approx



TOTAL FLOOR AREA : 2188 sq.ft. (203.3 sq.m.) approx

Property Description

Ground Floor

Entrance Porch

Entrance Hall

Stairs leading to first floor, access to lounge, downstairs WC and kitchen/ family room.

Downstairs WC

Front aspect double window.

Living Room

19' 10" x 12' 7" (6.05m x 3.84m) Rear aspect double glazed windows, french doors leading to conservatory, access to dining room and studio room

Conservatory

14' 1" x 7' 11" (4.29m x 2.41m) Double doors leading to rear garden.

Dining Room

11' 9" x 10' 9" (3.58m x 3.28m) Rear aspect double glazed window, access to kitchen.

Studio Room

15' 2" x 14' 9" (4.62m x 4.50m) Rear aspect double glazed window, access to double garage.

Kitchen/ Family Room

22' 8" MAX x 22' 11" MAX (6.91m x 6.99m) Rear and side aspect double glazed windows, double doors leading to rear garden, access to utility room.

Utility Room

Front aspect double glazed window, wall mounted boiler, plumbing for washing machine.

First Floor

Landing

Access to all first floor rooms.

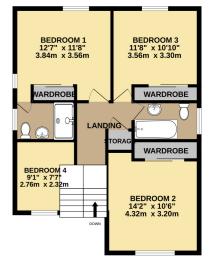
Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m) Rear and side aspect double glazed window, access to ensuite shower room, built in wardrobes with mirrored sliding doors.

Ensuite Shower Room

Side aspect double glazed window, fitted shower cubical, concealed cistern WC, wash hand basin housed by vanity unit. 1ST FLOOR 650 sq.ft. (60.4 sq.m.) approx





TOTAL TEOGRAFY 2100 Sqrift (2003 Sqrift) Applox. The base mode to ensure the accuracy of the floorplan contained here, measurement ws, rooms and any other items are approximate and no responsibility is taken for any error is statement. This plan is for illustrative purposes only and should be used as such by any haser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metropix ©2025

Bedroom Two

14' 2" x 10' 6" (4.32m x 3.20m) Front aspect double glazed window, built in wardrobes with mirrored sliding doors.

Bedroom Three

11' 8" x 10' 10" (3.56m x 3.30m) Rear aspect double glazed window, built in wardrobes with mirrored sliding doors.

Bedroom Four

9' 1" x 7' 11" (2.77m x 2.41m) Front aspect double glazed window.

Family Bathroom

Side aspect double glazed window, panel enclosed bath with separate shower, concealed cistern WC, wash hand basin housed vanity unit.

Outside

Front Garden