



Newbery Close, Tilehurst, Reading, Berkshire.
RG31.

£425,000 Freehold

Arins are delighted to present this impressive four-bedroom detached home, ideally situated in a sought-after Tilehurst cul-de-sac. Close to Arthur Newbery Park, Tilehurst Station, and the Triangle shopping parade, the property offers an excellent balance of style, comfort, and convenience. The ground floor features a bright living room, a well-equipped kitchen/breakfast room, and a handy downstairs W.C. Upstairs, four generous bedrooms and a modern family bathroom provide flexible accommodation for families or guests. Outside, a well-maintained rear garden offers a peaceful retreat, while a driveway and garage provide secure off-road parking. Early viewing is highly recommended to fully appreciate this fantastic home.

- Detached family home in a quiet cul-de-sac
- Four spacious bedrooms
- Bright and airy living room
- Modern kitchen/breakfast room
- Downstairs W.C. for convenience
- Family bathroom with contemporary fittings
- Private driveway and garage
- Beautifully maintained rear garden



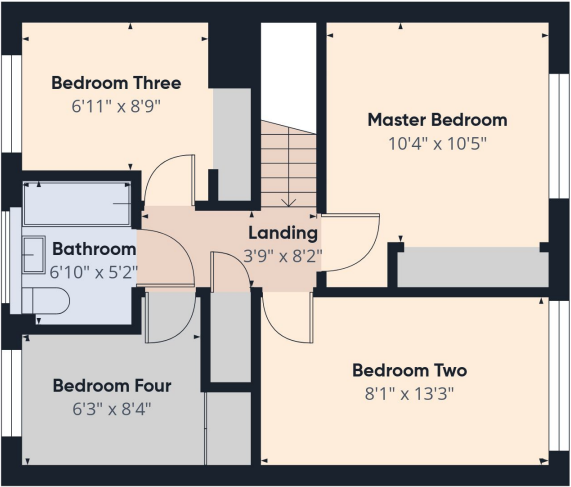
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Floor 0



Floor 1

Approximate total area^m
849 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Hallway

3' 5" x 4' 9" (1.04m x 1.45m)

Living Room

12' 6" x 14' 8" (3.81m x 4.47m)

Kitchen / Diner

17' 7" x 9' 2" (5.36m x 2.79m)

W/C

2' 8" x 4' 8" (0.81m x 1.42m)

Driveway

Rear Garden

FIRST FLOOR

Landing

3' 9" x 8' 2" (1.14m x 2.49m)

Master Bedroom

10' 4" x 10' 5" (3.15m x 3.17m)

Bedroom Two

8' 1" x 13' 3" (2.46m x 4.04m)

Bedroom Three

6' 11" x 8' 9" (2.11m x 2.67m)

Bedroom Four

6' 3" x 8' 4" (1.91m x 2.54m)

Family Bathroom

6' 10" x 5' 2" (2.08m x 1.57m)

Council Tax Band

E

