



Marten Place, Tilehurst, Reading.

£370,000 Freehold

Arins Tilehurst - Offered to the market is this extended three bedroom end of terrace family home. The property is sat in a fantastic location, having Cotswold Park on its doorstep, whilst being within a reasonable distance of the River Thames, Purley on Thames, Pangbourne village and Tilehurst train station, having excellent access to Denefield secondary school and Downsway Primary school, and various bus routes. Further accommodation includes an open plan lounge diner, refitted kitchen, refitted first floor family bathroom, study and a utility room. Other features include a garage in a nearby block, rear garden, gas central heating and double glazed windows throughout.

- Three Bedrooms
- Living Room
- Dining Room
- Refitted Kitchen
- Refitted Bathroom
- Study/Playroom
- Utility Room
- Garage in Nearby Block

10 Marten Place, Tilehurst, Reading, Berkshire.
RG316FB.



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Property Description

Ground Floor

Porch

Front aspect double glazed window, laminated wood flooring.

Entrance Hall

Stairs to first floor, double radiator, laminated wood flooring.

Living Room

13' 3" x 12' 6" (4.04m x 3.81m) Front aspect double glazed window, feature fireplace, TV point, double radiator, laminated wood flooring.

Dining Room

11' 3" x 7' 11" (3.43m x 2.41m) Rear aspect double glazed window, double radiator, laminated wood flooring.

Study/Play Room

12' 2" x 6' 11" (3.71m x 2.11m) Front aspect double glazed window, French doors leading to garden, telephone point, double radiator, laminated wood flooring.

Kitchen

11' 9" x 7' 5" (3.58m x 2.26m) Range of base and eye level units, 1.5 bowl sink with draining board, built in double oven, space for white goods, 4 point electric hob with extractor fan, boiler.

Utility Room

8' 1" x 5' 9" (2.46m x 1.75m) Rear and side aspect double glazed windows, side door to garden, range of base units, space for white goods, double radiator.

First Floor

Landing

Access to all first floor rooms and the loft hatch.

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m) Front aspect double glazed window, built in wardrobe, double radiator.

Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m) Rear inspected double glazed window, airing cupboard, double radiator.

Bedroom Three

9' 7" x 6' 6" (2.92m x 1.98m) Front aspect double glazed window, double radiator.

Outside

Garage

17' 4" x 9' 0" (5.28m x 2.74m) Up and over garage door.

Parking

On street parking and space in front of garage.

Garden

Fence enclosed rear garden that comprises of a patio to the rear of the property that leads up to a lawn area. There is also a rear access.

Council Tax Band

D

