



Halls Road, Tilehurst, Reading, Berkshire. RG30.

£550,000 Freehold

Arins property services are pleased to welcome to the market this well presented three double detached family home. The property benefits from two separate reception rooms which allow flexibility whether you want a bedroom, study or even a creative studio. The lounge also features a brick-built open fireplace, a fitted kitchen/dining room, downstairs wc, three generously sized double bedrooms including an ensuite bathroom to the main bedroom, and a separate family bathroom. Additional benefits include a well-maintained rear garden and driveway parking for up to 6 cars. Halls Road is situated within a popular location and has excellent access to local primary and secondary schools, while being close to the bus routes which lead in to Reading town centre, the property is also a reasonable distance from Tilehurst train station and Junction 12 of the M4 motorway.

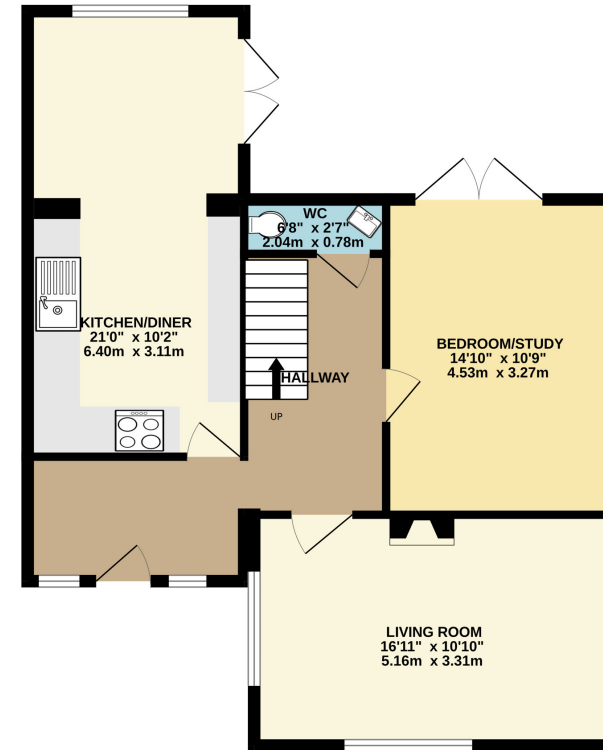
- Three Double Bedrooms
- Ensuite Bathroom
- Separate Family Room
- Kitchen / Dining Room
- Detached House
- Driveway Parking
- Downstairs W/C
- Versatile Second Reception Room



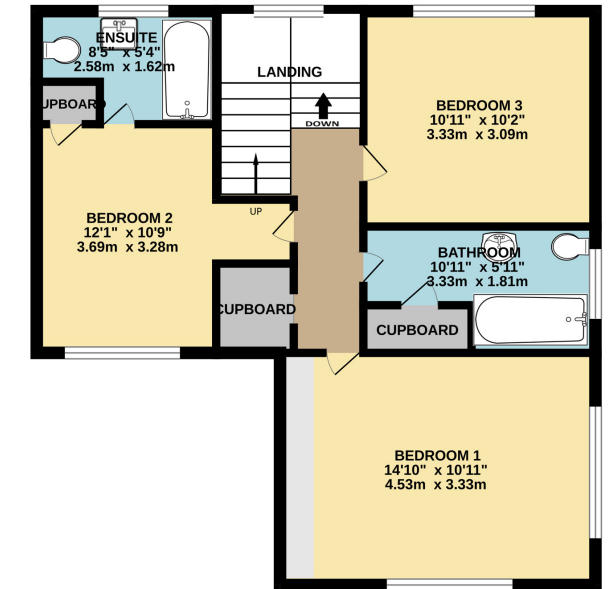




GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



FIRST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Property Description

### Entrance Hall

Entrance leading to the first floor, access to lounge, kitchen/dining room, family room, downstairs WC.

### Living Room

16' 11" x 12' 4" (5.16m x 3.76m) Dual aspect double glazed windows, brick built open fireplace, television point.

### Family Room/ Therapy Room/ Study

14' 0" x 10' 9" (4.27m x 3.28m) French doors leading to rear garden, side aspect double glazed window, double radiator, based level unit with built in sink, fitted desk, laminated flooring.

### Kitchen/ Dining Room

21' 0" x 10' 2" (6.40m x 3.10m) French doors leading to rear garden, a range of eye and base level units, under pelmet lighting, fitted gas hob with extractor fan overhead plus separate electric double oven, one and half bowl with drainer, plumbing for washing machine and separate dishwasher, floor to ceiling radiator, tiled flooring. space for utilities, velux window.

### Downstairs WC

Rear aspect double glazed window, low level WC, wash hand basin.

### First Floor

#### Landing

Rear aspect window, storage cupboard, access to all first floor bedrooms.

#### Bedroom One

14' 10" x 10' 11" (4.52m x 3.33m) Dual aspect double glazed window, single radiator, various fitted wardrobes with built in dressing table.

#### Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m) 10.11m x 14.10m (33' 2" x 46' 3") Front aspect double glazed window, radiator, built in cupboard, door to ensuite bathroom.

### Ensuite Bathroom

Rear aspect window, panel enclosed bath with separate shower, wash hand basin housed by vanity unit, low level WC, extractor fan.

### Bedroom Three

10' 10" x 10' 2" (3.30m x 3.10m) Rear aspect window, single radiator.

### Family Bathroom

Rear aspect double glazed window, panel enclosed bath with separate shower and shower screen, pedestal wash hand basin, low level WC, heated towel rail, tiled flooring, storage cupboard housing boiler.

### Driveway Parking

Blocked paved Driveway providing parking for a number of vehicles, outside tap.

### Rear Garden

The rear garden is enclosed by wood panel fencing, patio space, wooden built shed, large shingled area with borders.

### Council Tax Band

E

