

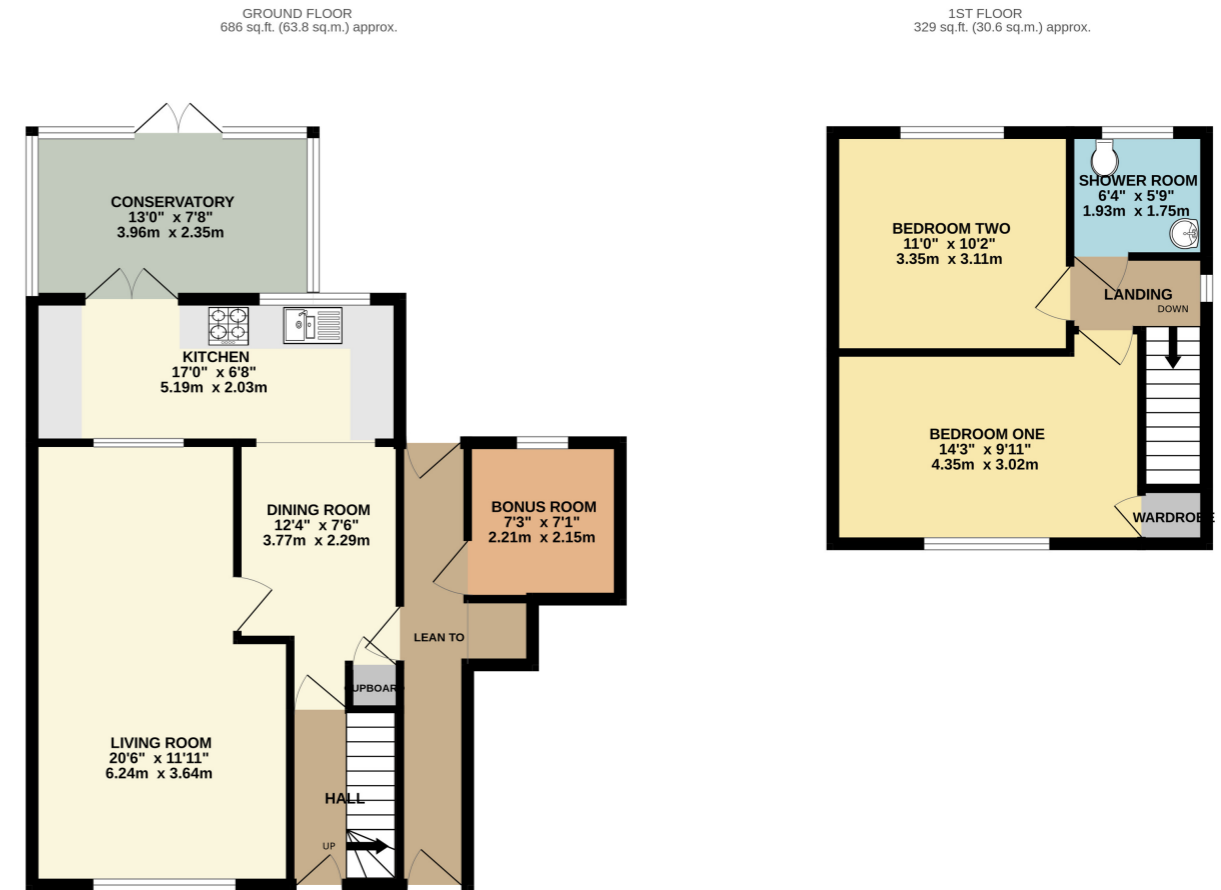


Brendon Close, Tilehurst, Reading.

£350,000 Freehold

Arins Tilehurst - Offered to the market is this well presented two double bedroom semi detached family home. The property is within walking distance of Tilehurst station, is a reasonable distance from Tilehurst village with various local shops and amenities, while being close to a bus route which leads to Reading town centre. Further accommodation includes a separate living room and dining room, a refitted kitchen, a conservatory, and a family shower room. Other features includes a good size rear garden with an outbuilding, driveway parking, gas central heating and double glazed windows throughout.

- Two Double Bedrooms
- Refitted Kitchen
- 20ft Living Room
- Dining Room
- Family Shower Room
- Outbuilding in Garden
- Driveway Parking
- Close to Tilehurst Train Station



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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.
 Made with Metroplan 5/2023

Property Description

Ground Floor

Entrance Hall

Side aspect double glazed window, double radiator, stairs to first floor.

Living Room

20' 6" x 11' 1" (6.25m x 3.38m) Front aspect double glazed window, rear aspect window, feature gas fireplace, two double radiators.

Dining Room

12' 4" x 7' 6" (3.76m x 2.29m) Side door to lean to, double radiator, under stairs store, laminated wood flooring.

Kitchen

17' 0" x 6' 8" (5.18m x 2.03m) Rear aspect double glazed window, French doors leading to conservatory, range of base and eye level units, built in dual oven, built in dish washer, space for white goods, gas hob with extractor hood, 1.5 bowl sink with draining board, partly tiled walls, laminated wood flooring, double radiator.

Conservatory

13' 0" x 7' 8" (3.96m x 2.34m) French doors leading to garden.

Lean To

Offers side access from driveway to garden, space for white goods.

First Floor

Landing

Side aspect double glazed window, loft hatch.

Bedroom One

14' 3" x 8' 10" (4.34m x 2.69m) Front aspect double glazed window, double radiator, built in wardrobe.

Bonus Room / Study

7' 1" x 12' 4" (2.16m x 3.76m) Rear aspect double glazed window, tiled floor and walls.

Bedroom Two

11' 0" x 10' 2" (3.35m x 3.10m) Rear aspect double glazed window, double radiator.

Shower Room

6' 4" x 5' 9" (1.93m x 1.75m) Rear aspect double glazed window, electric shower, low level wc, wash basin, heated towel rail, tiled walls.

Outside

Garden

Fence enclosed rear garden that comprises of a patio to the rear of the property that leads onto a good size lawn with an outbuilding to the rear.

Driveway

Driveway parking for two vehicles and additional on street parking.

Council Tax Band

C