# Brendon Close, Tilehurst, Reading.



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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.

These particulars, 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 rely on them as statements 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 the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





# £350,000 Freehold

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



BONUS ROOM

7'3" x 7'1" 2.21m x 2.15r

GROUND FLOOR 686 sq.ft. (63.8 sq.m.) approx.



# 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.

1ST FLOOR 329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx. sqt has been made to ensure the accuracy of the foorplan contained here, massumements restrict the state of the state statement. This plan is for illustrative purposes only and house be used as such by any set. The services, systems and appliances shown have not been tested and no guarante as to the operability or differency can be given.

### **Shower Room**

 $6' 4'' \times 5' 9'' (1.93m \times 1.75m)$  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**