



**104 Thirlmere Avenue,, Tilehurst, Reading. RG30  
6XL.**

**£350,000 Freehold**

Offered to the market with no onward chain is this well-presented and extended three-bedroom end of terrace property. Ideally located with excellent access to Tilehurst train station and McIlroy Park, the home also benefits from nearby bus routes into Reading town centre and a range of local amenities, including Waitrose supermarket. The accommodation comprises a 20ft lounge/dining room, a refitted kitchen, and a first-floor family bathroom. Additional features include double-glazed windows, gas central heating, driveway parking, and a generously sized enclosed rear garden. This property presents a fantastic opportunity for families and commuters alike.

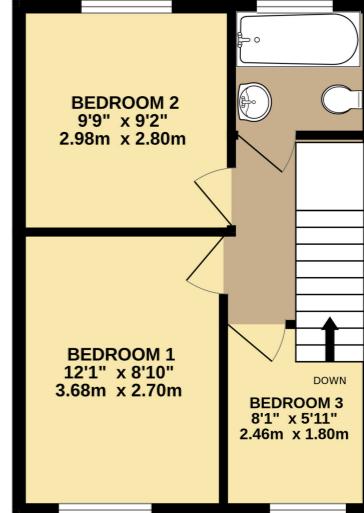
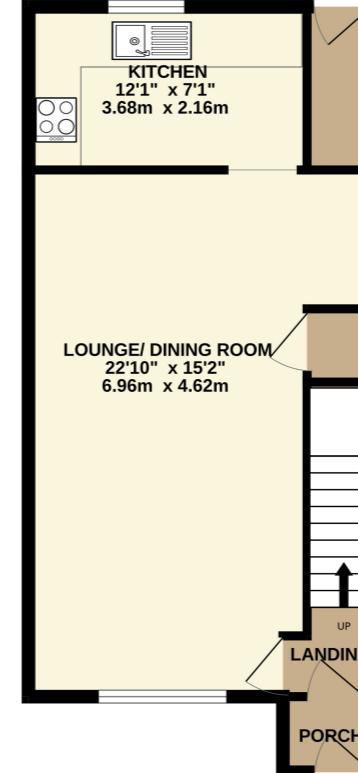
- Three Bedrooms
- 20ft Lounge/ Dining Room
- Refitted Kitchen
- Driveway Parking
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden
- No Onward Chain





GROUND FLOOR  
468 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. arins accept no responsibility 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 as such by arins and no guarantee as to their condition or working order can be given.  
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## Property Description

### Ground Floor

#### Entrance Porch

#### Entrance Hall

#### Lounge/ Dining Room

15' 2" MAX x 22' 10" (4.62m x 6.96m)

#### Kitchen

12' 1" x 7' 1" (3.68m x 2.16m)

### First Floor

#### Landing

#### Bedroom One

8' 11" x 12' 1" (2.72m x 3.68m)

#### Bedroom Two

9' 2" x 9' 9" (2.79m x 2.97m)

#### Bedroom Three

5' 11" x 8' 1" (1.80m x 2.46m)

#### Bathroom

#### Outside

#### Front Garden

#### Driveway Parking

Parking for one vehicle

#### Rear Garden

### Council Tax Band

C

