

Birch Avenue, Tilehurst, Reading, Berkshire. RG30.



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Birch Avenue, Tilehurst, Reading, Berkshire.
RG30.

£525,000 Freehold

Arins Property Services are delighted to present this beautifully extended 1930s four-bedroom semi-detached family home. Situated in a sought-after location with convenient access to local bus routes into Reading town centre, this immaculately presented property boasts spacious accommodation throughout. The ground floor features a welcoming entrance hall, a bright and airy living space, a stylish kitchen, and a convenient downstairs WC. On the first floor the property benefits from three generously sized bedrooms and a family bathroom. The top floor is exclusive to the master bedroom with a modern en-suite shower room and a walk in wardrobe. The home is finished to an exceptional standard throughout and has been well looked after by the current owners. Externally, you have access to the utility room, the property also offers ample driveway parking for multiple vehicles and multiple outbuildings for storage or even potential for a conversion into a home office/games room. Additionally you have a stunning, large private rear garden—perfect for entertaining or relaxing in the warmer months.

- Four Double Bedrooms
- 1930s Semi detached
- Driveway Parking
- Extended
- Large Rear Garden
- Three Toilets

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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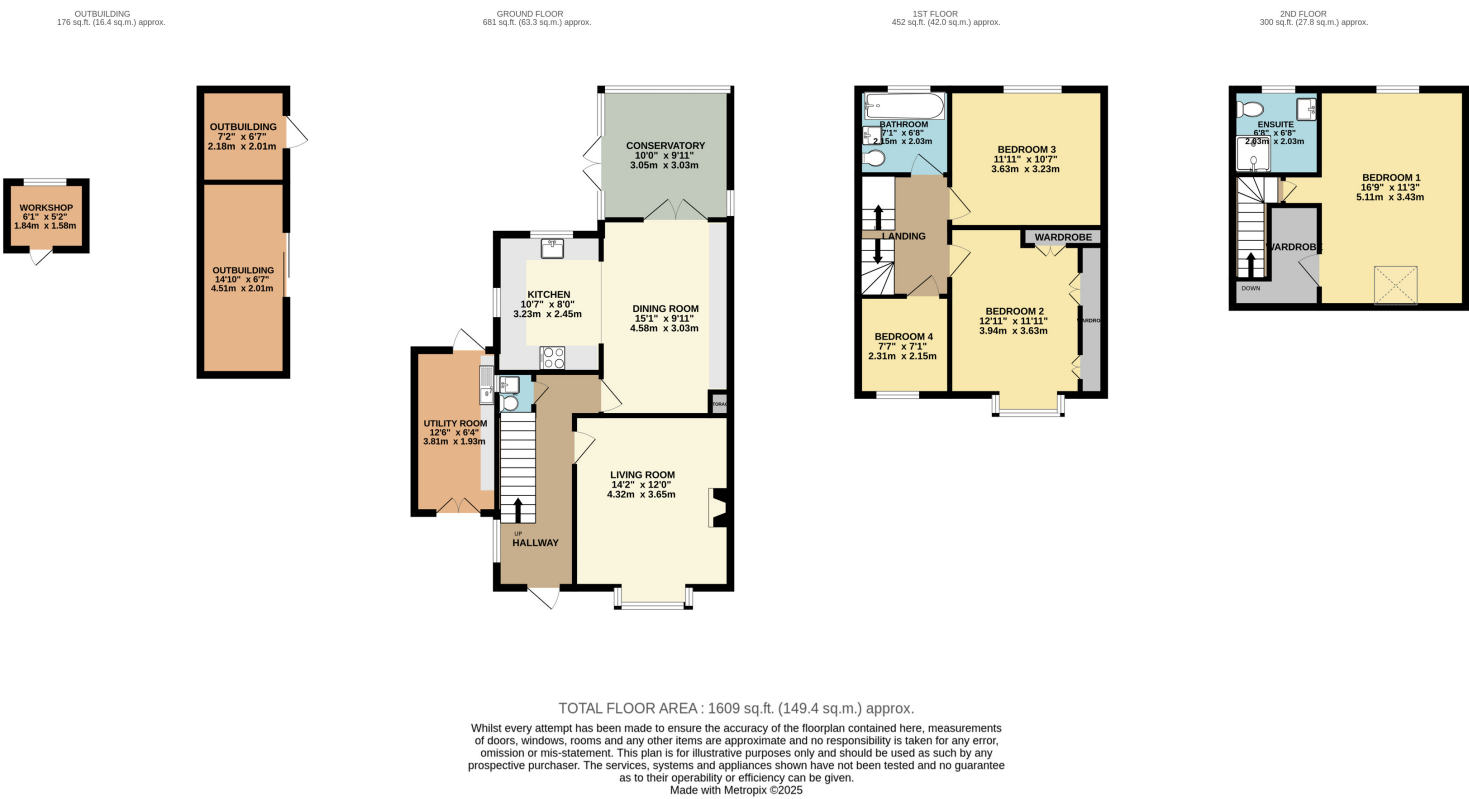


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Property Description

Ground Floor

Entrance Hall

Living Room

12' 0" x 14' 2" (3.66m x 4.32m)

Downstairs WC

Dining Room

9' 11" x 15' 1" (3.02m x 4.60m)

Kitchen

8' 0" x 10' 7" (2.44m x 3.23m)

Conservatory

9' 11" x 10' 0" (3.02m x 3.05m)

First Floor

Bedroom Two

11' 11" x 12' 11" (3.63m x 3.94m)

Bedroom Three

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom Four

7' 1" x 7' 7" (2.16m x 2.31m)

Family Bathroom

7' 1" x 6' 8" (2.16m x 2.03m)

Second Floor

Bedroom One

11' 3" x 16' 9" (3.43m x 5.11m)

En-Suite

6' 8" x 6' 8" (2.03m x 2.03m)

Walk in Wardrobe

Outside Space

Driveway Parking

Outbuilding One

6' 1" x 5' 2" (1.85m x 1.57m)

Outbuilding Two

6' 7" x 14' 10" (2.01m x 4.52m)

Outbuilding Two (seperate entrance)

6' 7" x 7' 2" (2.01m x 2.18m)

Utility

6' 4" x 12' 6" (1.93m x 3.81m)

Rear Garden

Council Tax Band

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