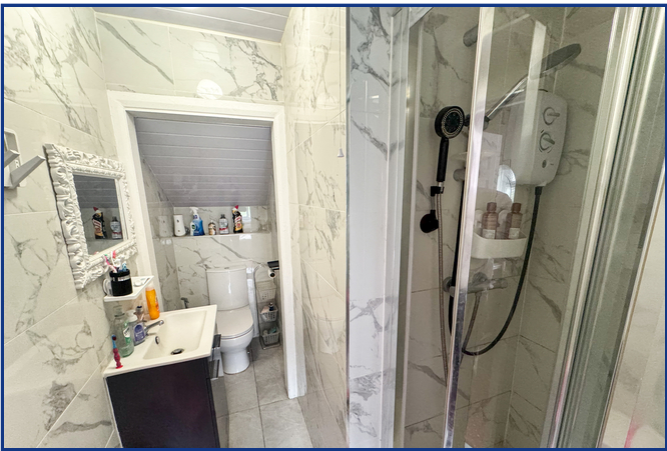




Lyndhurst Road, Tilehurst, Reading, Berkshire.

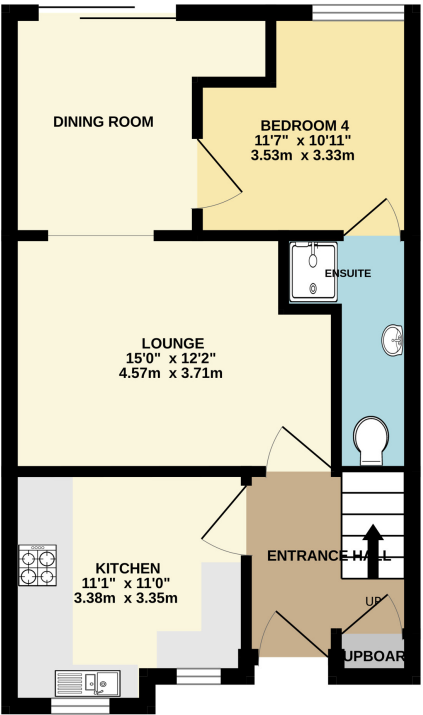
£360,000 Freehold

Arins Property Services - Offered to the market is this three bedroom mid terrace property. The property benefits from being within walking distance of Tilehurst train station, while being close to a bus route leading to Reading town, as well as having excellent access to various local shops and amenities, with the added benefit of being touching distance from McIlroy Park. An Additional benefit to this property is the rear extension which provides a downstairs bedroom with its own ensuite. As well as three bedrooms upstairs and a family bathroom. The property also has driveway parking as well as a well sized private rear garden.

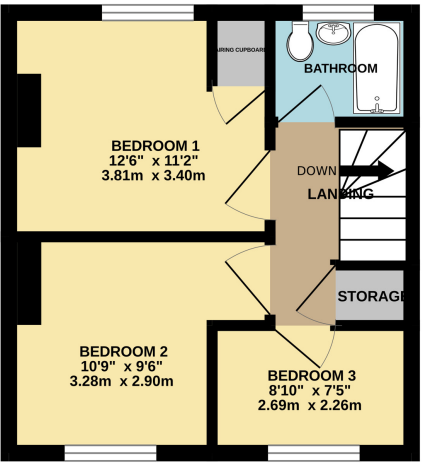
- Four Bedrooms
- Driveway Parking
- Extended
- Two Bathrooms
- Downstairs Bedroom
- Close to local transport links



GROUND FLOOR



1ST FLOOR



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

Ground Floor

Entrance Hall

Access to kitchen, lounge and stairs to the first floor. Storage cupboard.

Kitchen

11' 1" x 11' 0" (3.38m x 3.35m)
Two front aspect double glazed windows, gas hob, extractor fan, oven, single bowl sink, and range of base level units

Lounge

15' 0" x 12' 2" (4.57m x 3.71m)
Access to dining area

Dining Area

Rear aspect sliding patio doors, access to fourth bedroom

Bedroom Four

10' 11" x 11' 7" (3.33m x 3.53m)
Rear aspect double glazed window, access to en-suite

Ensuite

Wash basin, WC, and shower cubicle

First Floor

Landing

Access to all first floor rooms, access to storage cupboard on first floor

Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)
Rear aspect double glazed window

Bedroom Two

9' 6" x 10' 9" (2.90m x 3.28m)
Front aspect double glazed window

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)
Front aspect double glazed window

Family Bathroom

single wash basin, bath with shower head, wc, rear aspect window

Outside

Garden

Good size rear garden enclosed with fences that comprises of a patio with steps leading up to a lawn

Parking

Driveway parking

Council Tax Band

C

