



Withy Close, Tilehurst, Reading.

£625,000 Freehold

Arins Tilehurst - Offered to the market is this extremely well presented, four bedroom Bryant 'Victoria' detached family home. It is tucked away in a highly desirable cul-de-sac just a short distance from the centre of Tilehurst Village. The property has excellent access to Junction 12 of the M4 motorway, the A4 which leads to Newbury and Reading town centre, while being close to Sainsburys superstore, IKEA, Tilehurst Village centre which benefits from various local shops and amenities, as well as also being within walking distance of sought after schools including Little Heath School, St Pauls Catholic School, Park Lane School, along with many more. Further accommodation includes an extended lounge dining room, a living room, a refitted kitchen, a utility room, a downstairs wc, an en suite to the master and a refitted family bathroom. Other features include a beautifully maintained rear garden, an integral garage, driveway parking for two vehicles, gas central heating and double glazed windows throughout.

- Four Bedrooms
- Extended Lounge Dining Room
- Separate Living Room
- Refitted Kitchen
- En Suite to Master
- Refitted Family Bathroom
- Utility Room
- Garage & Driveway



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 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
dish washer, downlights, tiled floor and partly tiled walls, heated towel rail.

Entrance Hall
Double radiator, laminated wood flooring, stairs leading to first floor, under stair cupboard.

Lounge Dining Room
16' 4" x 23' 6" (4.98m x 7.16m) French doors leading to rear garden, two rear aspect double glazed windows, two side aspect double glazed windows, two skylights, three double radiators, telephone point, laminated wood flooring.

Living Room
13' 11" x 14' 0" (4.24m x 4.27m) Front aspect double glazed bay window, two side aspect double glazed windows, feature fire place, double radiator, downlights, TV point, laminated wood flooring.

Kitchen Breakfast Room
11' 11" x 9' 6" (3.63m x 2.90m) Rear aspect double glazed window, range of base and eye level units, breakfast bar, built in oven, gas hob with extractor hood, single bowl sink with draining board, space for

Utility Room
4' 4" x 7' 5" (1.32m x 2.26m) Bespoke fitted unit that houses the fridge freezer, tumble dryer, washing machine and other appliances. Door leading to patio, boiler, downlights, tiled floor.

Downstairs WC
2' 8" x 6' 4" (0.81m x 1.93m) Front aspect double glazed window, low level wc, wash basin, single radiator, laminated wood flooring.

Garage
8' 3" x 16' 6" (2.51m x 5.03m) Up and over garage door, power.

First Floor

Landing
Offers access to all first floor rooms, the airing cupboard, and the loft.

Bedroom One
12' 1" x 12' 0" (3.68m x 3.66m) Front aspect double glazed window, side aspect double glazed window, two built in double wardrobes, single radiator, TV point.

En Suite
4' 9" x 6' 9" (1.45m x 2.06m) Side aspect double glazed window, low level wc, corner shower cubicle, wash basin with vanity unit, heated towel rail, extractor fan, tiled floor and walls.

Bedroom Two
10' 11" x 9' 10" (3.33m x 3.00m) Rear aspect double glazed window, single radiator, built in wardrobe, telephone point.

Bedroom Three
11' 4" x 9' 4" (3.45m x 2.84m) Rear aspect double glazed window, single radiator, telephone point, access to eaves storage.

Bedroom Four
11' 4" x 6' 10" (3.45m x 2.08m) Front aspect double glazed window, single radiator.

Family Bathroom
6' 9" x 6' 2" (2.06m x 1.88m) Rear aspect double glazed window, shower cubicle with electric shower, low level wc, wash basin, heated towel rail, extractor fan, tiled floor and walls.

Outside

Rear Garden
Beautifully maintained tranquil rear garden that is full of mature shrubs, flowers and trees that offer great privacy and color. The garden comprises of a patio to the rear and side of the property that creates a peaceful seating area. The patio then leads up to a good size lawn that is surrounded by planting beds.

Parking
Driveway parking for two vehicles.

Council Tax Band
F