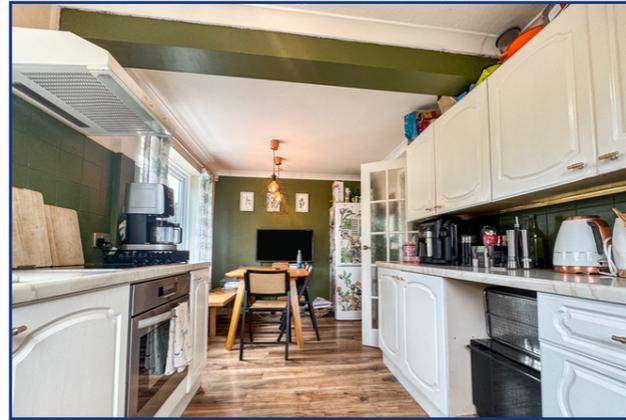


Fullbrook Crescent, Tilehurst, Reading, Berkshire.  
RG31.



4 Overdown Road  
Berkshire  
Reading RG31 6PR  
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www.arins.co.uk



**Fullbrook Crescent, Tilehurst, Reading, Berkshire**      **£375,000 Freehold**  
**. RG31.**

UNEXPECTEDLY REAVAILABLE - COMPLETE ONWARD CHAIN -

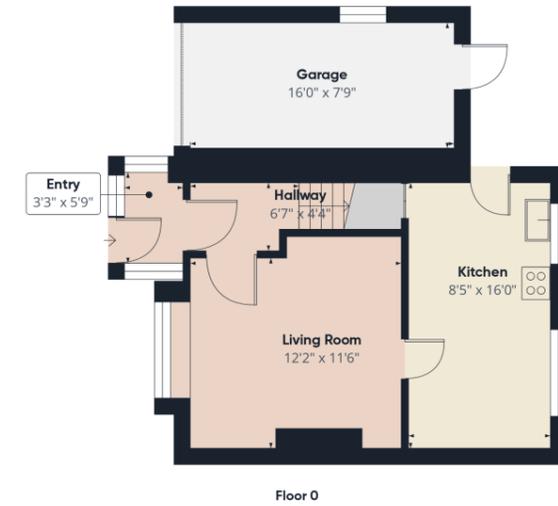
Arins Property Services are delighted to present this stylish and significantly upgraded two-bedroom semi-detached home, ideally located near Westwood Farm Junior School and within walking distance of Tilehurst Train Station. The property features driveway parking, a garage, and a beautifully landscaped rear garden with a Porcelain Patio (installed 2024) and composite fencing. Inside, a spacious entrance hall leads to a bright living room with feature lighting and décor, flowing into a modern kitchen/diner overlooking the private garden. Upstairs offers two generous double bedrooms with premium finishes, complemented by a contemporary family bathroom. Since 2021, the current owner has completed extensive upgrades, including: Approved planning permission for a single-storey extension to create a ground-floor third bedroom with ensuite New Worcester boiler, fuse box, and USB plug points Fireclay ceramic sink & spray tap (2025) Egger Pro waterproof flooring throughout Replastered living room and main bedroom New radiators, spotlights, TV points, and high-quality fixtures Farrow & Ball 'Bancha' paint throughout Offering modern living with excellent future potential, this home is perfect for families, commuters, or those seeking flexible space.

- Two Double Bedrooms
- Driveway Parking & Garage
- Planning Permission Approved For Single Storey Extension
- Private Rear Garden
- Close To Local Schools
- Semi Detached House
- UNEXPECTEDLY REAVAILABLE
- COMPLETE ONWARD CHAIN

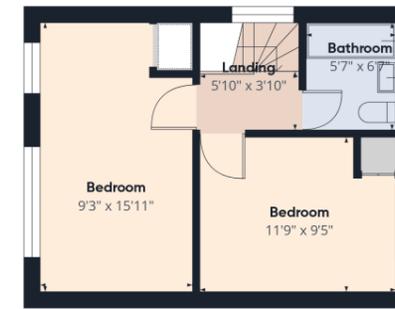
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Floor 0



Floor 1

Approximate total area<sup>1)</sup>  
796 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Description

Council Tax Band

C

