

The Birchwoods, Tilehurst, Reading, Berkshire.
RG31 5UH.



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£800,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, spacious, extended four bedroom detached home. It is located in the extremely sought after cul-de-sac, The Birchwoods, just across the road from Sulham Woods and open countryside. This is situated within the popular Birch Copse and Little Heath school catchment area. The property also has access to various local shops and amenities, is close to a bus route leading to Reading town centre and Tilehurst train station. Further accommodation includes three reception rooms, a good sized refitted kitchen dining room, a downstairs WC, an en-suite to the master bedroom, and a refitted family bathroom. Other features include a double garage, a good size driveway for multiple vehicles, a large and private wrap around rear garden, double glazed windows throughout and gas central heating.

- Four Bedrooms
- 19ft Master Bedroom with En-Suite
- Three Reception Rooms
- Refitted Kitchen/Dining Room
- Refitted Family Bathroom
- Downstairs WC
- Large Driveway
- Double Garage

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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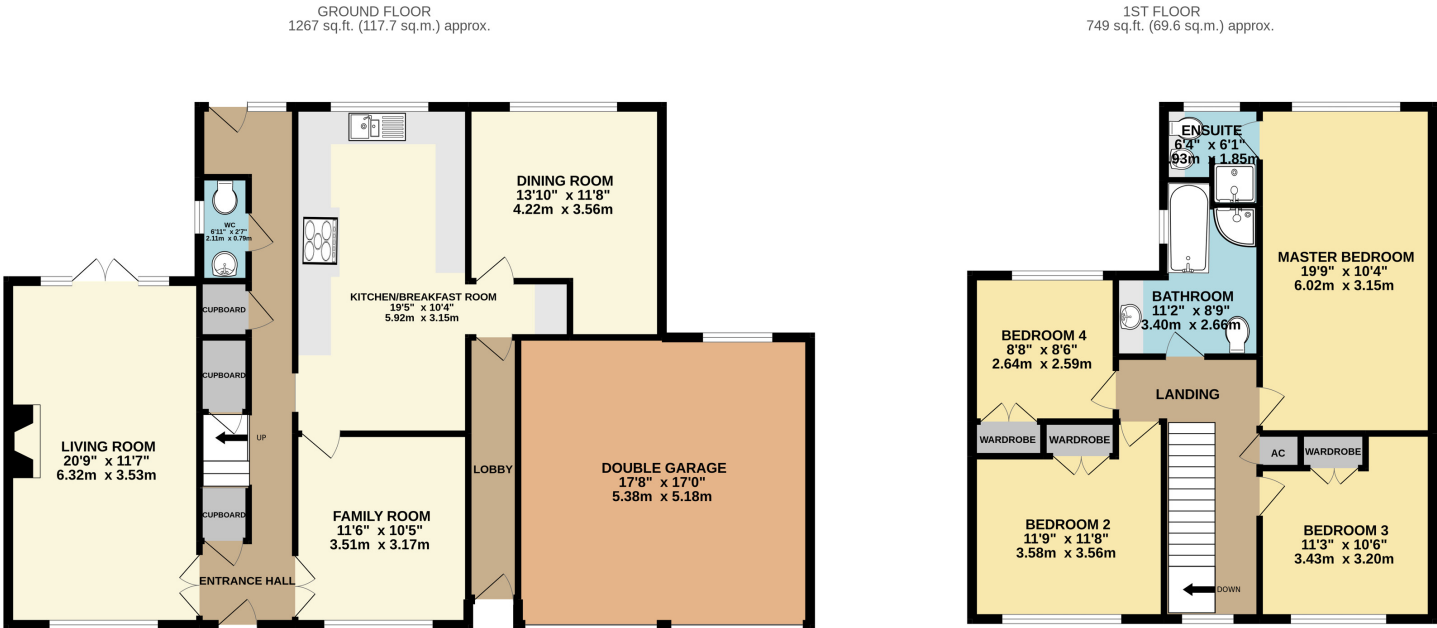


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 2016 sq.ft. (187.3 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.

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Property Description

Ground Floor

wood flooring, downlights.

Entrance Hall

Pear aspect double glazed window, offers access to the living room, family room, kitchen dining room and downstairs WC, rear door leading to garden, telephone point, single radiator, tiled floor.

Living Room

11' 7" x 20' 9" (3.53m x 6.32m) Front aspect double glazed window, two rear aspect double glazed windows, French doors leading to patio, feature fireplace, TV point, two double radiators.

Family Room

10' 5" x 11' 6" (3.17m x 3.51m) Front aspect double glazed window, feature fire place, TV point, built in cupboards, single radiator.

Kitchen Dining Room

17' 2" x 19' 5" (5.23m x 5.92m) Rear aspect double glazed window, range of base & eye level units, utility area, five point gas hob with extractor hood, two built in ovens, built in microwave, one and a half bowl with draining board, built in fridge freezer, built in dishwasher, partly tiled walls, tiled floor, double radiator, boiler.

Dining Room

11' 8" x 13' 10" (3.56m x 4.22m) Rear aspect double glazed window, double radiator, laminated

Downstairs WC

2' 7" x 6' 11" (0.79m x 2.11m) Side aspect double glazed window, low level WC, wash basin, single radiator, tiled floor, downlights.

First Floor

Landing

Front aspect double glazed window, offers access to all bedrooms, the family bathroom and the loft, single radiator, airing cupboard.

Master Bedroom

10' 4" x 19' 9" (3.15m x 6.02m) Rear aspect double glazed window, built in wardrobes and storage, TV point, access to en suite, single radiator.

En-Suite

6' 1" x 6' 4" (1.85m x 1.93m) Rear aspect double glazed window, low level WC, wash basing with vanity unit, shower cubicle, heated towel rail, tiled floor and partly tiled walls, extractor fan, downlights.

Bedroom Two

11' 8" x 11' 9" (3.56m x 3.58m) Front aspect double glazed window, TV point, built in double wardrobe, double radiator.

Bedroom Three

10' 6" x 11' 3" (3.20m x 3.43m) Front aspect double glazed window, TV point, laminate wood flooring, built in double wardrobe.

Bedroom Four

8' 8" x 8' 6" (2.64m x 2.59m) Rear aspect double glazed window, TV point, built in wardrobe, double radiator.

Family Bathroom

8' 9" x 11' 2" (2.67m x 3.40m) Side aspect double glazed window, low level WC, wash basing with vanity unit, corner shower cubicle, panel enclosed bath, heated towel rail, downlights.

Outdoors

Parking

Large driveway that provides parking for multiple vehicles.

Double Garage

17' 8" x 17' 0" (5.38m x 5.18m) Two up and over garage doors, power.

Garden

Beautiful and private fence panel enclosed rear garden that wraps around the side of the house, patio close to house with seating area.

Council Tax Band

