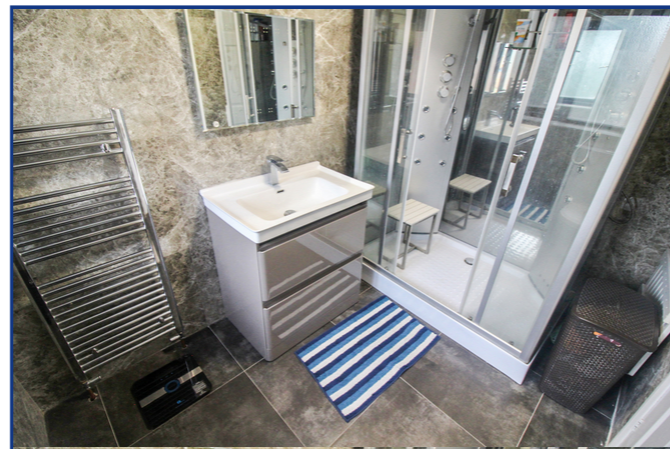


99 Hildens Drive, Tilehurst, Reading, Berkshire.
RG31 5JA.



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99 Hildens Drive, Tilehurst, Reading, Berkshire.
RG31 5JA.

£895,000 Freehold

Offered to the market is the extremely well presented seven bedroom detached family home. The property is situated in a desirable area, being within the Birch Copse and Little Heath school catchment areas, while being close to various other local shops and amenities, as well as bus routes. Further accommodation includes an open plan living area, open plan kitchen diner, utility room, downstairs wc, and refitted first floor bathrooms. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, an enclosed rear garden, and an attached annexe. The annexe comprises of one bedroom, living room, kitchen and an en-suite, which is currently fetching a good rental income.

- Seven Bedrooms
- Five Bathrooms
- Open Plan Living Area
- Downstairs WC
- Ensuite to Master Bedroom
- Driveway Parking
- Annexe Attached
- Fully Refurbished

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.

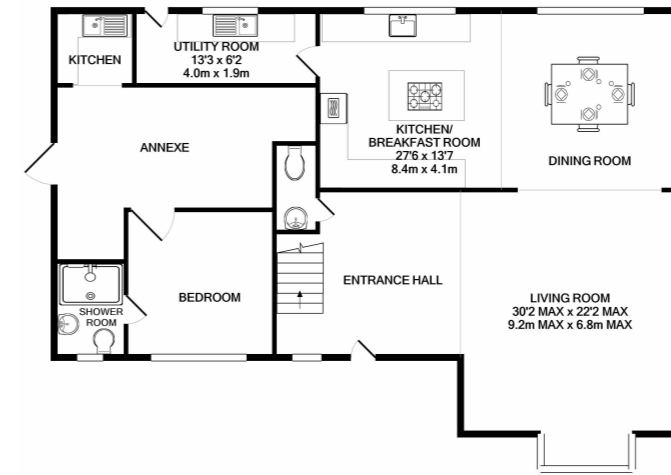


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

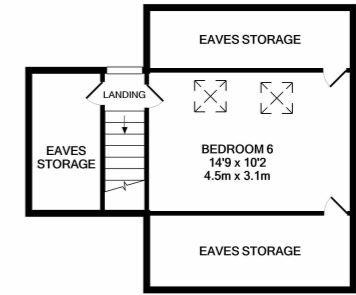
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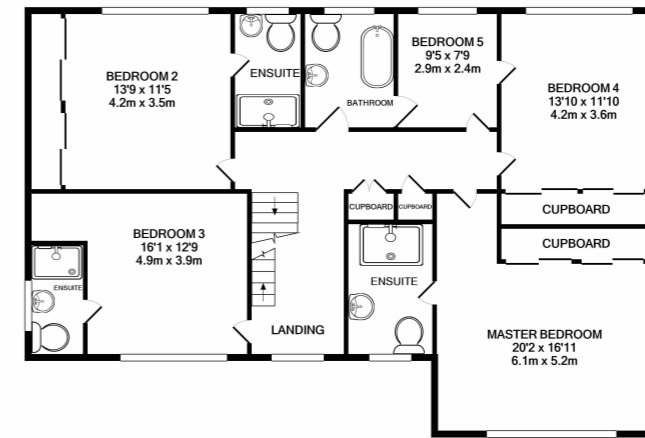


GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The 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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1ST FLOOR

Property Description

Ground Floor

Porch

Tiled floor, front and side aspect double glazed windows, access into entrance hall.

Lounge

30' 2" x 22' 2" (9.19m x 6.76m) MAX Front aspect double glazed bay window, television point, sliding doors into garden, LED downlights, tiled flooring, underfloor heating throughout.

Kitchen Diner

27' 6" x 13' 7" (8.38m x 4.14m) MAX Tiled flooring, sliding doors into garden, LED downlights, range of eye and base level units, integrated double oven, five ringed gas hob with extractor hood, space for fridge freezer, space for washing machine, single sink, two rear aspect double glazed windows, underfloor heating.

Downstairs WC

Tiled flooring and walls, hand basin with vanity unit, low level wc with hidden cistem.

Utility

13' 3" x 6' 2" (4.04m x 1.88m) Tiled flooring, rear aspect double glazed window, access into garden, single sink, space for washing machine, home to boiler.

Anexxe

Living Room.

Laminate wood flooring, television point, space for washing machine and fridge freezer.

Kitchen

Tiled flooring, range of base and eye level units, space for oven, extractor hood, single sink with drainer.

Bedroom

Front aspect double glazed window, television point, laminate wood flooring.

En Suite

Tiled walls and flooring, low level wc, pedestal wash basin, walk in shower, front aspect double glazed window.

First Floor

Landing

Front aspect double glazed window, single radiator, access to all first floor bedrooms.

Master Bedroom

20' 2" x 16' 11" (6.15m x 5.16m) Front and side aspect double glazed windows, large integrated wardrobe, two double radiators, downlights.

En Suite

9' 9" x 6' 5" (2.97m x 1.96m) Tiled walls and flooring, front aspect double glazed window, extractor fan, low level wc, wash basin with vanity unit, heated towel rail, large shower cubicle.

Bedroom Two

13' 9" x 11' 5" (4.19m x 3.48m) Rear aspect double glazed window, double radiator, downlights, integrated wardrobe.

En Suite

8' 7" x 5' 0" (2.62m x 1.52m) Tiled walls and flooring, rear aspect double glazed windows, low level wc, wash basin with vanity unit, shower cubicle, extractor fan.

Bedroom Three

16' 1" x 12' 9" (4.90m x 3.89m) Front aspect double glazed window, single radiator.

En Suite

Tiled flooring and partly tiled walls, pedestal wash basin, low level wc, shower cubicle, side aspect double glazed window, extractor fan, downlights.

Bedroom Four

13' 10" x 11' 10" (4.22m x 3.61m) Rear and side aspect double glazed windows, double radiator, integrated wardrobe.

Bedroom Five / Office

9' 5" x 7' 9" (2.87m x 2.36m) Rear aspect double glazed window, single radiator.

Family Bathroom

9' 7" x 6' 8" (2.92m x 2.03m) Tiled walls and flooring, rear aspect double glazed windows, extractor fan, heated towel rail, wash basin with vanity unit, low level wc, stylish bath.

Second Floor

Bedroom Six

14' 9" x 10' 2" (4.50m x 3.10m) Loft conversion, two skylights, eaves storage.

Outside

Driveway

Bricked driveway with parking availability for multiple cars, side access to rear garden.

Garden

Fence enclosed rear garden, lawn to side and rear. Side access into annex. The garden has provision to have another entrance from the side road.

Council Tax Band