



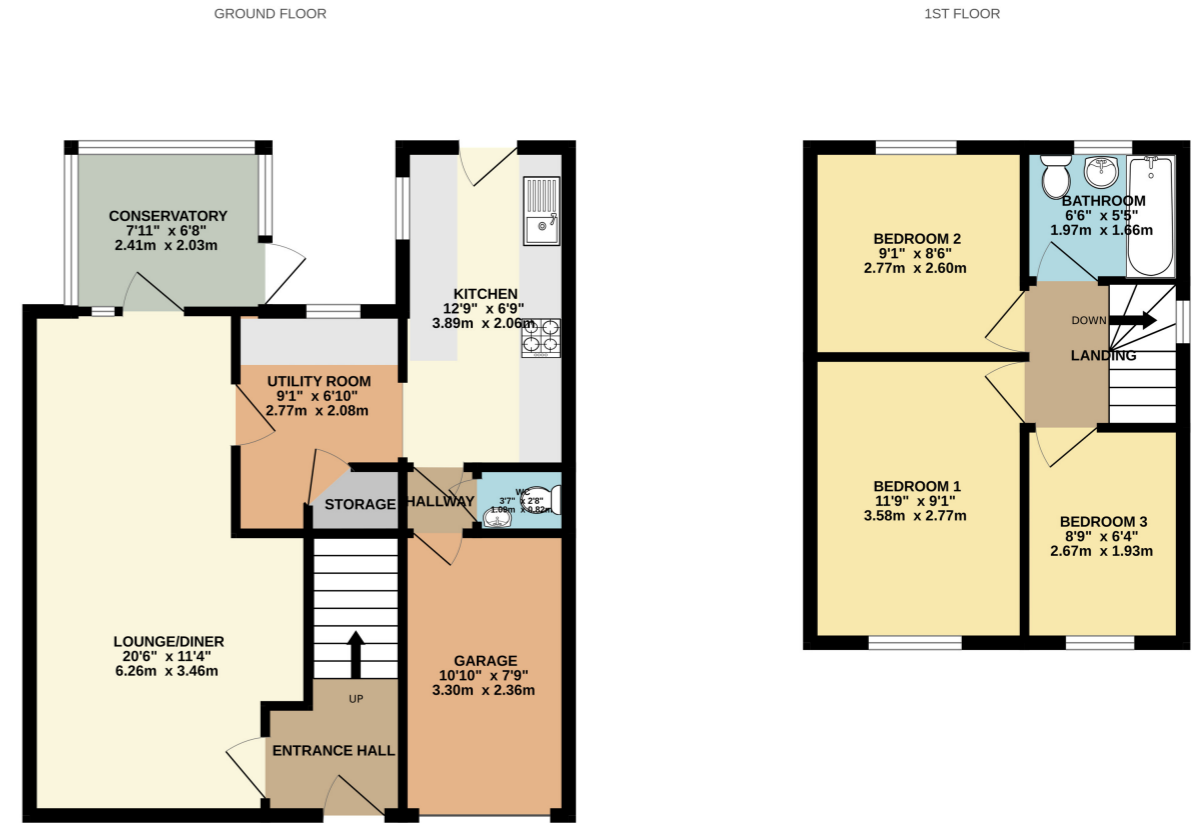
Dell Road, Tilehurst, Reading.

£430,000 Freehold

Arins Property Services - Offered to the market is this very well presented, extended three bedroom semi detached 'cooks' built property with the added benefit of having further potential to extend (STPP). The property is situated in an extremely desirable cul-de-sac location, being within walking distance of Tilehurst train station, on a bus route to Reading town centre and is close to various local shops and amenities, as well as various local primary and secondary schools. Further accommodation includes a lounge diner, kitchen, utility, downstairs wc, conservatory, and a first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, a garage, and an enclosed rear garden.

- Three Bedrooms
- Lounge Diner
- Conservatory
- Downstairs W/C
- Driveway & Garage
- Enclosed Rear Garden
- Kitchen & Utility
- Potential to Extend (STPP)





DELL ROAD

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**

Stairs leading to first floor, access into living room, double radiator.

**Lounge Diner**

20' 6" x 11' 4" (6.25m x 3.45m) Front aspect double glazed window, door into conservatory, two double radiators, television point, telephone point, electric fireplace.

**Kitchen**

12' 9" x 6' 9" (3.89m x 2.06m) Side aspect double glazed window, range of base and eye level units, single bowl with drainer, electric hob with extractor, built in oven, downlights, tiled flooring, home to boiler.

**Utility**

9' 1" x 6' 10" (2.77m x 2.08m) Rear aspect double glazed window, tiled flooring, space for white goods, understairs storage, downlights.

**Downstairs WC**

3' 7" x 2' 8" (1.09m x 0.81m) Low level wc, wash basin, tiled flooring, downlights.

**Conservatory**

7' 11" x 6' 8" (2.41m x 2.03m) Door into garden, laminate wood flooring, wall mounted radiator.

**Garage**

10' 10" x 7' 9" (3.30m x 2.36m) Up and over door, has light and power.

**First Floor**

**Landing**

Side aspect double glazed window, loft hatch, access to all first floor rooms.

**Bedroom One**

11' 9" x 9' 1" (3.58m x 2.77m) Front aspect double glazed window, single radiator, television point.

**Bedroom Two**

9' 1" x 8' 6" (2.77m x 2.59m) Rear aspect double glazed window, single radiator.

**Bedroom Three**

8' 9" x 6' 4" (2.67m x 1.93m) Front aspect double glazed window, single radiator.

**Bathroom**

6' 6" x 5' 5" (1.98m x 1.65m) Rear aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, downlights, heated towel rail, shaving point.

**Outside**

**Driveway**

Brick paved driveway providing off road parking for multiple vehicles.

**Rear Garden**

Fence enclosed rear garden, with decked area initially leading down to a lawned area, with bushes and flowerbeds.

**Council Tax Band**

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