



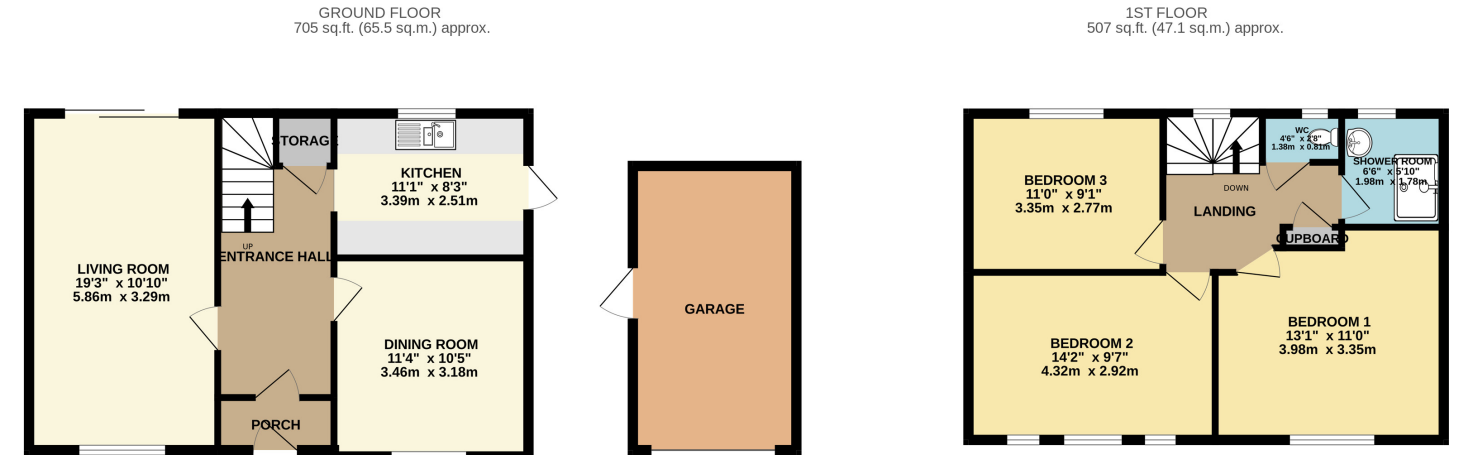
Overdown Road, Tilehurst, Reading.

£500,000 Freehold

Arins Property Services - Offered to the market with no onward chain complications is this three double bedroom detached property that offers fantastic potential to extend (STPP). The property is situated in an extremely desirable 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 two reception areas, a kitchen, and a first floor shower room with separate wc. Other features includes double glazed windows, driveway parking for multiple vehicles, a detached single garage, and a good sized enclosed rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Refitted Shower Room
- Driveway Parking
- Garage
- No Onward Chain
- Close to Tilehurst Train Station
- Enclosed Rear Garden





OVERDOWN ROAD  
TOTAL FLOOR AREA : 1213 sq.ft. (112.6 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**

**Porch**

**Entrance Hall**

Stairs leading to first floor, access to all ground floor rooms, double radiator, understairs storage.

**Living Room**

19' 3" x 10' 10" (5.87m x 3.30m) Front aspect double glazed window, double radiator, sliding doors into garden.

**Dining Room**

11' 4" x 10' 5" (3.45m x 3.17m) Front aspect double glazed window, double radiator.

**Kitchen**

11' 1" x 8' 3" (3.38m x 2.51m) Rear aspect double glazed window, range of base and eye level units, one and a half bowl with drainer, space for white goods, vinyl flooring, oil boiler.

**First Floor**

**Landing**

Access to all first floor rooms, loft hatch, rear aspect double glazed window.

**Bedroom One**

14' 2" x 9' 7" (4.32m x 2.92m) Front aspect double glazed window, single radiator.

**Bedroom Two**

13' 1" x 11' 0" (3.99m x 3.35m) Front aspect double glazed window, single radiator, built in wardrobes.

**Bedroom Three**

11' 0" x 9' 7" (3.35m x 2.92m) Rear aspect double glazed window, single radiator.

**Shower Room**

6' 6" x 5' 10" (1.98m x 1.78m) Rear aspect double glazed window, walk in shower, pedestal wash basin, single radiator, tiled flooring.

**W/C**

4' 6" x 2' 8" (1.37m x 0.81m) Rear aspect double glazed window, low level wc, vinyl flooring, single radiator.

**Outside**

**Parking**

Driveway parking provided for multiple vehicles, side access into rear garden.

**Rear Garden**

Enclosed rear garden, patioed area, with steps leading up to good sized lawn, surrounded by mature shrubs and bushes.

**Garage**

Detached single garage, up and over garage door.

**Council Tax Band**

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