

274 Overdown Road, Tilehurst, Reading, Berkshire.  
RG31 6PP.



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Reading RG31 6PR  
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274 Overdown Road, Tilehurst, Reading,  
Berkshire. RG31 6PP.

£515,000 Freehold

Offered to the market is this extended spacious three double bedroom detached house, with the potential to extended into a four bedroom detached home subject to the relevant permissions. The property is a reasonable distance to Tilehurst train station, is close to Tilehurst village centre and is within walking distance of various local shops and amenities. Further accommodation includes three separate reception rooms, downstairs shower room, refitted kitchen and a first floor bathroom. Other features include double glazed windows, solar panel heating, driveway parking, a large rear garden and single integral garage.

- Three Double Bedrooms
- Three Reception Rooms
- Downstairs Shower Room
- Refitted Kitchen
- Single Garage
- Potential to Extend (STPP)
- Large Rear Garden
- Solar Panel Heating

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.

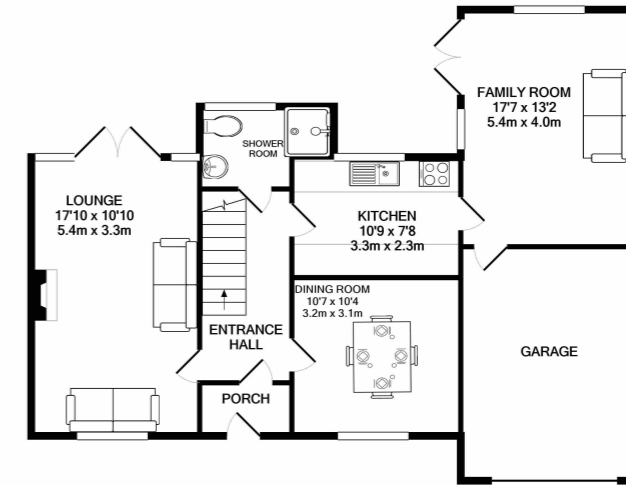


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

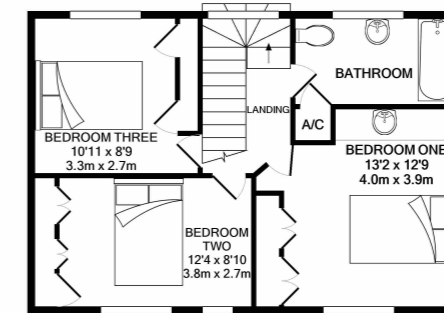
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GROUND FLOOR  
APPROX. FLOOR  
AREA 854 SQ.FT.  
(79.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.1 SQ.M.)  
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. 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 Porch

Access to entrance hall.

#### Entrance Hall

Stairs leading to first floor, double radiator, telephone point, access to lounge, dining room, kitchen and shower room.

#### Lounge

17' 10" x 10' 10" (5.44m x 3.30m) Front and rear aspect double glazed windows, feature gas fireplace with stone hearth, double radiator, TV point, double doors leading to rear garden.

#### Dining Room

10' 7" x 10' 4" (3.23m x 3.15m) Front aspect double glazed window, double radiator.

### Family Room

17' 7" x 13' 2" (5.36m x 4.01m) Rear aspect double glazed window, door leading to rear garden, TV point, telephone point, double radiator and access to garage.

### Refitted Kitchen

10' 5" x 7' 7" (3.17m x 2.31m) Rear aspect double glazed window, a range of eye and base level units with under pelmet, single bowl with drainer, fitted electric oven with separate electric oven plus a separate microwave, integrated appliances include fridge, freezer, washing machine and dishwasher, door to family room.

### Shower Room

Rear aspect double glazed window, fitted shower cubicle, low level WC, wash hand basin housed by vanity unit, single radiator.

### First Floor

#### Landing

Rear aspect double glazed window, single radiator, loft hatch and access to all first floor rooms.

#### Bedroom One

13' 2" x 12' 9" (4.01m x 3.89m) Front aspect double glazed window, single radiator, fitted drawers, single wash hand basin, eye level storage, fitted double wardrobes.

#### Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m) Front aspect double glazed window, built in double wardrobes, single radiator.

#### Bedroom Three

10' 11" x 8' 9" (3.33m x 2.67m) Rear aspect double glazed window, single radiator, built in wardrobe.

### Bathroom

Rear aspect double glazed window with separate shower, low level WC, pedestal wash hand basin, single radiator, downlighters, fitted light with shaver point, airing cupboard.

### Outside

#### Front Garden

Driveway parking for a number of vehicles, the garden is enclosed by mature hedges and a brick wall.

#### Single Garage

Up and over garage door, light and power.

#### Rear Garden

The rear garden is enclosed by mature hedges, large paved patio area leading to a separate lawn which is over a 100ft in length (not measured) and benefits from borders with mature hedges, shrubs and flower arrangements, additional features include mature trees, fruit trees, a wooden built shed and greenhouse.