

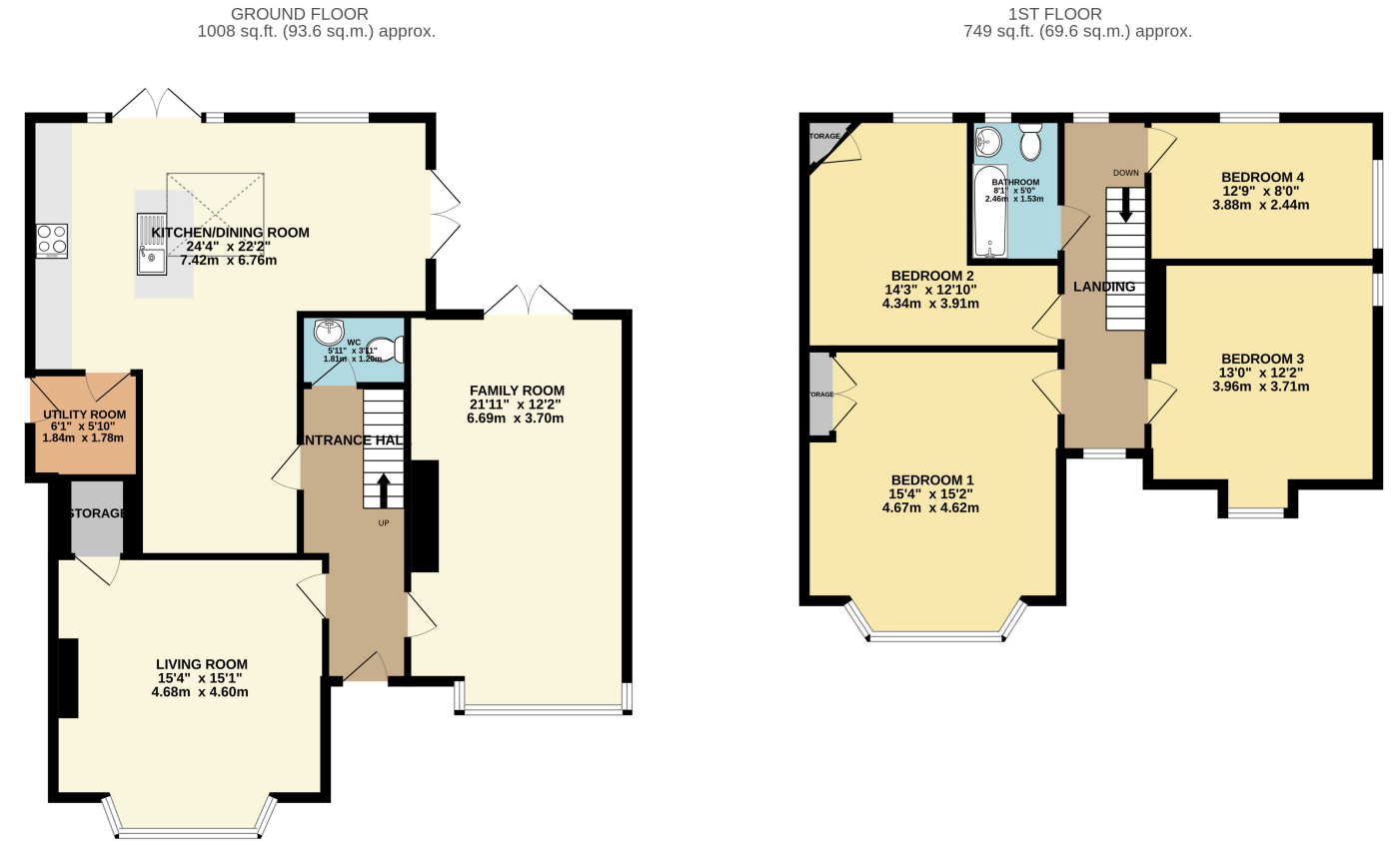
Oxford Road, Tilehurst, Reading.

£700,000 Freehold

Arins Tilehurst - Offered to the market is this beautifully presented, extended four bedroom detached property. The property is within a reasonable distance of the River Thames, Purley on Thames, Pangbourne village and Tilehurst train station, whilst having excellent access to good schools such as Denefield secondary school and Downsway Primary school. Further accommodation includes two separate reception rooms along with a large open plan kitchen dining sitting area, a utility room, downstairs wc, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, and a large enclosed rear garden.

- Four Bedrooms
- Open Plan Kitchen Dining Area
- Utility Room
- Downstairs W/C
- Refitted Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Close to Tilehurst Train Station





OXFORD ROAD  
TOTAL FLOOR AREA : 1757 sq.ft. (163.2 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**

**Entrance Hall**

Access to all ground floor rooms, stairs leading to first floor, double radiator, laminate wood flooring.

**Lounge**

15' 4" x 15' 1" (4.67m x 4.60m) Front aspect double glazed bay fronted window, laminate wood flooring, fireplace, television point, two double radiators, built in storage.

**Family Room**

21' 11" x 12' 2" (6.68m x 3.71m) Front aspect double glazed bay fronted window, French doors into garden, television point, two double radiators.

**Kitchen Dining Sitting Room**

24' 4" x 22' 2" MAX (7.42m x 6.76m) Range of base and eye level units, electric hob with extractor, built in oven, dishwasher and fridge freezer, laminate wood flooring, two double radiators, two sets of French doors providing access into garden, downlights, skylight, log burner.

**Utility**

6' 1" x 5' 10" (1.85m x 1.78m) Space for white goods, door into side garden, vinyl flooring.

**Downstairs WC**

5' 11" x 3' 11" (1.80m x 1.19m) Low level wc, pedestal wash basin, laminate wood flooring.

**First Floor**

**Landing**

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

**Bedroom One**

15' 4" x 15' 2" (4.67m x 4.62m) Front aspect double glazed bay fronted window, double radiator, built in storage.

**Bedroom Two**

14' 3" x 12' 10" (4.34m x 3.91m) Rear aspect double glazed window, double radiator, television point.

**Bedroom Three**

13' 0" x 12' 2" (3.96m x 3.71m) Front and side aspect double glazed window, double radiator.

**Bedroom Four**

12' 9" x 8' 0" (3.89m x 2.44m) Rear and side aspect double glazed window, double radiator.

**Bathroom**

8' 1" x 5' 0" (2.46m x 1.52m) Rear aspect double glazed window, panel enclosed bath with shower, pedestal wash basin, low level wc, tiled walls and flooring, extractor fan, heated towel rail.

**Outside**

**Driveway**

Brick paved driveway providing off road parking for multiple vehicles, side access into rear garden.

**Rear Garden**

Fence enclosed rear garden, slabbed area initially, leading onto good sized lawn surrounded by mature shrubs and bushes.

**Council Tax Band**

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