

Dark Lane, Tilehurst, Reading, Berkshire. RG31.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



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£400,000 Freehold

Arins Tilehurst present this extended freehold three-bedroom semi-detached home on the sought-after Dark Lane, offering off-road parking, a garage, utility room, and downstairs WC. The property features a bright entrance hall, spacious open-plan living/dining area, modern kitchen with garage access, three well-sized bedrooms, and a contemporary bathroom. The rear garden includes a patio with steps to a neatly kept lawn. Ideally situated for families, the home is within catchment for excellent schools, close to bus routes, Tilehurst Train Station, local amenities, and within walking distance of Cotswold Park and Sulham Woods.

- Freehold with parking and garage
- Extended three-bedroom semi-detached
- Bright open-plan lounge/diner
- Modern kitchen with utility room
- Handy downstairs WC
- Top school catchment area
- Close to bus routes, station & parks
- Freehold House
- Brand New Boiler

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.

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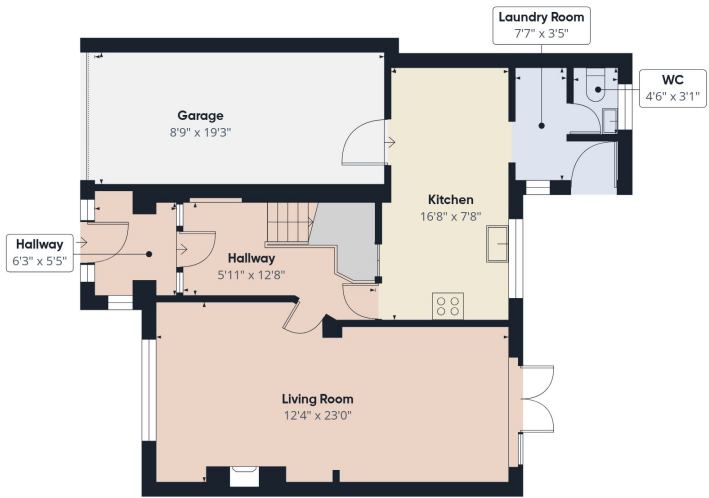


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

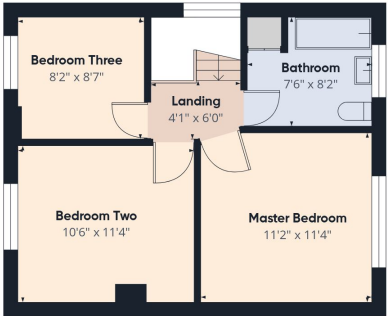
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Floor 0



Floor 1

Approximate total area^m
1132 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

Ground Floor

Entrance

6' 3" x 5' 5" (1.91m x 1.65m)

Hallway

5' 11" x 12' 8" (1.80m x 3.86m)

Living Room

12' 4" x 23' 0" (3.76m x 7.01m)

Kitchen

16' 8" x 7' 8" (5.08m x 2.34m)

Laundry Room

7' 7" x 3' 5" (2.31m x 1.04m)

WC

4' 6" x 3' 1" (1.37m x 0.94m)

Garage

8' 9" x 19' 3" (2.67m x 5.87m)

Driveway

Rear Garden

0' 0" x 0' 0" (0.00m x 0.00m)

First Floor

Landing

4' 1" x 6' 0" (1.24m x 1.83m)

Master Bedroom

11' 2" x 11' 4" (3.40m x 3.45m)

Bedroom Two

10' 6" x 11' 4" (3.20m x 3.45m)

Bedroom Three

8' 2" x 8' 7" (2.49m x 2.62m)

Bathroom

7' 6" x 8' 2" (2.29m x 2.49m)

Council Tax Band

D

