



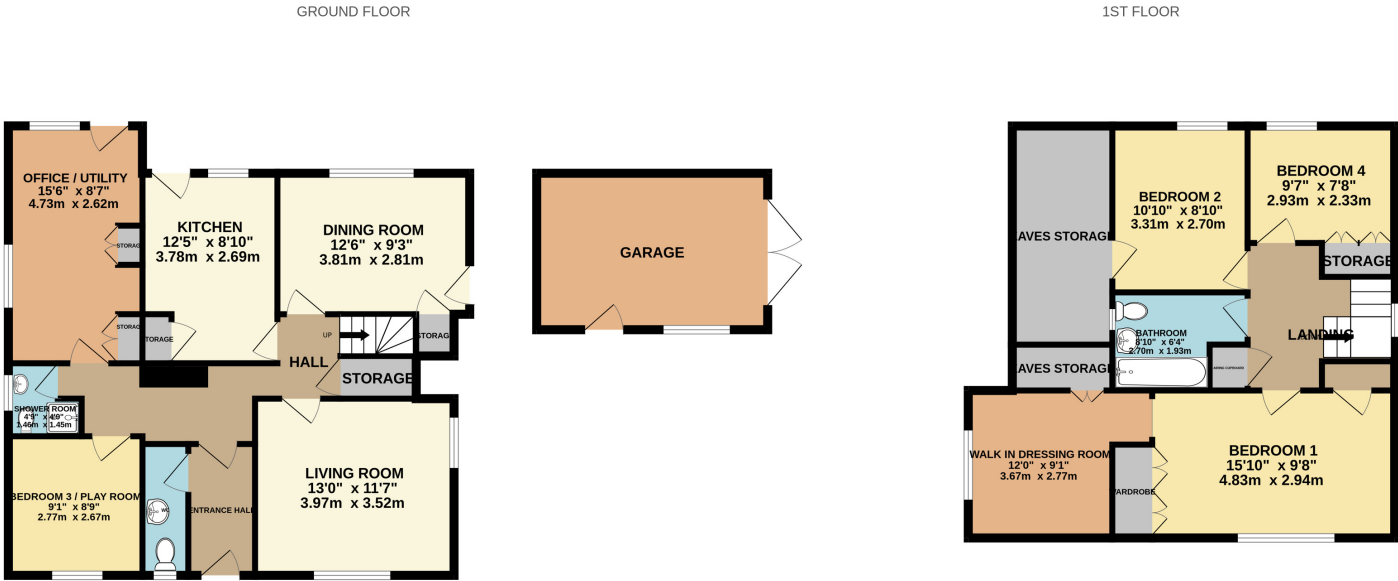
Boundary Close, Tilehurst, Reading.

£600,000 Freehold

Arins Property Services - Offered to the market with no onward chain complications is this three / four bedroom detached property set on a cul-de-sac that comes with the added benefit of having fantastic potential to extend (STPP). The property is located close to the number 17 bus route which leads to Reading town centre, has excellent access to junction 12 of the M4 motorway, while being a reasonable distance from Tilehurst village centre which includes various local amenities. Further accommodation includes three reception areas, a kitchen, downstairs shower room, a dressing room to master, and a first floor family bathroom. Other features include double glazed windows, gas central heating, driveway parking for multiple vehicles, and an enclosed rear garden with a detached single garage.

- Three / Four Bedrooms
- Three Reception Areas
- Downstairs W/C
- Dressing Room
- Driveway Parking
- Enclosed Rear Garden
- Detached Single Garage
- No Onward Chain





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

9' 3" x 4' 4" (2.82m x 1.32m) Single radiator, access into hallway and downstairs wc.

Downstairs WC

8' 7" x 3' 0" (2.62m x 0.91m) Front aspect double glazed window, low level wc, wash basin, single radiator.

Hallway

Access to all ground floor rooms, single radiator, stairs leading to first floor.

Living Room

13' 0" x 11' 7" (3.96m x 3.53m) Front and side aspect double glazed window, television point, double radiator.

Dining Room

12' 6" x 9' 3" (3.81m x 2.82m) Rear aspect double glazed window, door leading into rear garden, double radiator, telephone point, understairs cupboard.

Kitchen

12' 5" x 8' 10" (3.78m x 2.69m) Rear aspect double glazed window, range of base and eye level units, single bowl with drainer, gas hob with built in oven and extractor hood, space for white goods, double radiator, door into garden, storage cupboards.

Office / Utility

15' 6" x 8' 7" (4.72m x 2.62m) Side and rear aspect double glazed window, built in storage, two single radiators, space for white goods, one and a half bowl with drainer, access into garden.

Shower Room

4' 9" x 4' 9" (1.45m x 1.45m) Side aspect double glazed window, low level wc, wash basin, shower, tiled walls, downlights.

Bedroom 3 / Play Room

9' 1" x 8' 9" (2.77m x 2.67m) Front aspect double glazed window, double radiator, television point.

First Floor

Landing

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

Bedroom One

15' 10" x 9' 8" (4.83m x 2.95m) Front aspect double glazed window, single radiator, built in wardrobes and storage.

Walk In Dressing Room

12' 0" x 9' 1" (3.66m x 2.77m) Side and rear aspect double glazed window, double radiator, eaves storage.

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m) Side and rear aspect double glazed windows, single radiator, eaves storage.

Bedroom Four

9' 7" x 7' 8" (2.92m x 2.34m) Rear aspect double glazed window, single radiator, built in wardrobes, telephone point.

Bathroom

8' 10" x 6' 4" (2.69m x 1.93m) Side aspect double glazed window, panel enclosed bath, wash basin, low level wc, heated towel rail, vinyl, downlights.

Outside

Driveway

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

Garage

Has light and power.