

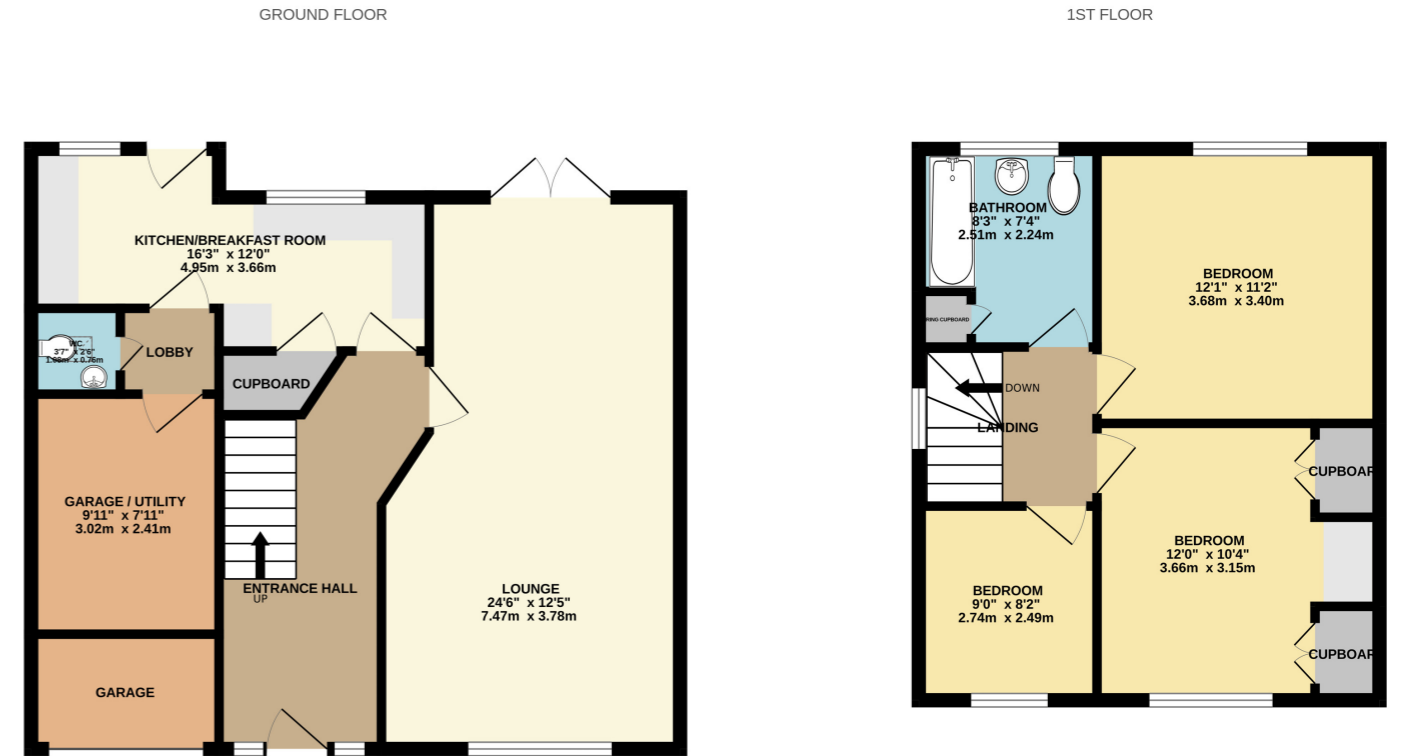


Cotswold Way, Tilehurst, Reading.

£525,000 Freehold

Arins Tilehurst - Offered to the market is this very well presented three bedroom detached 'cooks' built property tucked away at the bottom of an extremely sought after road in Tilehurst, which benefits from having fantastic potential to extend STPP. The property is located 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 a lounge diner, refitted extended kitchen, downstairs wc, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, and an enclosed rear garden with outbuilding.

- Three Bedrooms
- Lounge Diner
- Refitted Kitchen
- Downstairs W/C
- Refitted Bathroom
- Driveway Parking
- Garage
- Potential to Extend (STPP)



COTSWOLD WAY

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**

Laminate wood flooring, double radiator, stairs leading to first floor, understairs storage.

**Lounge Diner**

24' 6" x 12' 5" MAX (7.47m x 3.78m) Front aspect double glazed window, French doors leading into rear garden, laminate wood flooring, two double radiators, television point.

**Kitchen**

16' 3" x 12' 0" MAX (4.95m x 3.66m) Rear aspect double glazed window, laminate wood flooring, double radiator, downlights, door into rear garden, range of base and eye level units, electric hob with extractor, single bowl with drainer, built in double oven, built in fridge and dishwasher, understairs storage cupboard.

**Downstairs WC**

3' 7" x 2' 6" (1.09m x 0.76m) Low level wc, wash basin, skylight, vinyl flooring.

**Garage**

Split in two, has light and power, space for white goods, fantastic opportunity to convert.

**First Floor**

**Landing**

Access to all first floor rooms, side aspect double glazed window.

**Bedroom One**

12' 0" x 10' 4" (3.66m x 3.15m) Front aspect double glazed window, double radiator, built in cupboards, downlights, television point, loft hatch.

**Bedroom Two**

12' 1" x 11' 2" (3.68m x 3.40m) Rear aspect double glazed window, double radiator, television point, downlights.

**Bedroom Three**

9' 0" x 8' 2" (2.74m x 2.49m) Front aspect double glazed window, double radiator, downlights.

**Bathroom**

8' 3" x 7' 4" (2.51m x 2.24m) Rear aspect double glazed window, vinyl flooring, low level wc, wash basin with vanity, panel enclosed bath with shower, heated towel rail, downlights, home to boiler, tiled walls.

**Outside**

**Driveway**

Brick paved drive providing off road parking for multiple vehicles, good sized lawn to the side, access into rear garden.

**Rear Garden**

Fence enclosed rear garden, predominantly lawn, with composite decked area at rear, and outbuilding that has light and power.

**Council Tax Band**

E

