

Fawley Road, Reading, Berkshire.



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Fawley Road, Reading, Berkshire.

£425,000 Freehold

Arins Tilehurst - Offered to the market is this original four double bedroom semi detached family home. The property is situated in a popular residential area, with easy access to various local amenities including primary and secondary schools, shops, and is close to bus routes that lead you to Reading town centre. Other features include a living room, dining room, study/playroom, sun room, kitchen, family bathroom, and a downstairs shower room. Other features include a good size rear garden and a front garden, a detached garage, on street parking with the ability to add a driveway, gas central heating and double glazed windows throughout.

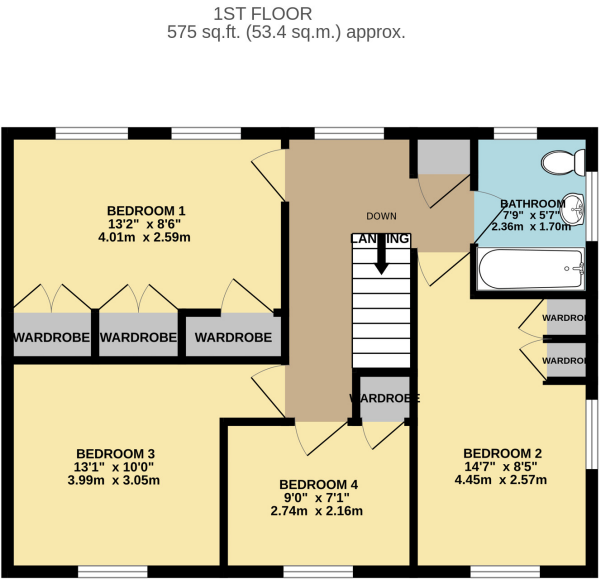
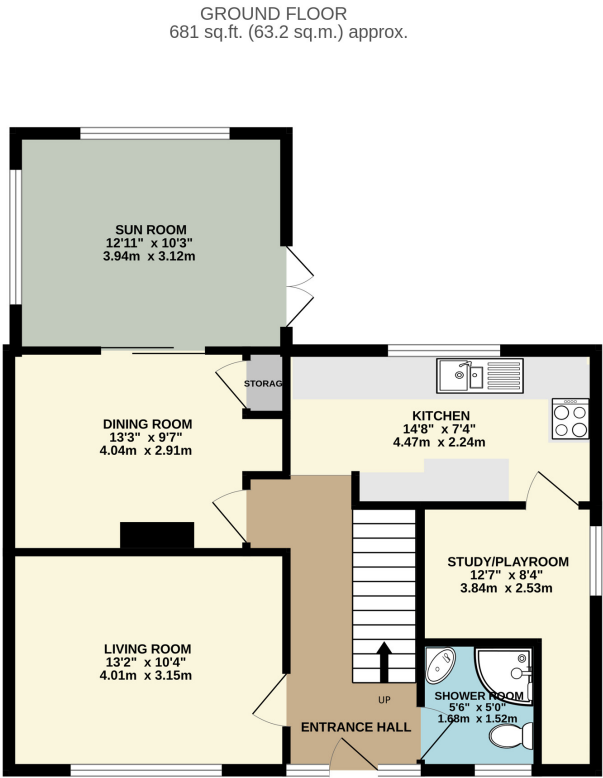
- Four Double Bedrooms
- Living Room
- Dining Room
- Kitchen
- Sun Room
- Downstairs Shower Room
- Study/Playroom
- Close to Prospect Park

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



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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

Two front aspect double glazed windows, parquet wood flooring, double radiator.

Living Room

13' 2" x 10' 4" (4.01m x 3.15m) Front aspect double glazed window, laminated wood flooring, two telephone points, double radiator.

Dining Room

13' 3" x 9' 7" (4.04m x 2.92m) Sliding glass doors to sun room, storage cupboard, laminated wood flooring, double radiator.

Kitchen

14' 8" x 7' 4" (4.47m x 2.24m) Rear aspect double glazed window, range of base and eye level units, space for white goods, built in double oven, electric hob with extractor hood, 1.5 bowl sink with draining board, built in fridge freezer, boiler, partly tiled walls, tiled floor.

Study/Playroom

12' 7" x 8' 4" (3.84m x 2.54m) Side aspect double glazed window, double radiator.

Sun Room

13' 2" x 8' 6" (4.01m x 2.59m) Side aspect double glazed window, rear aspect double glazed window, French doors leading to rear garden.

Downstairs Shower Room

5' 6" x 5' 0" (1.68m x 1.52m) Front aspect double glazed window, low level wc, corner shower cubicle, corner wash basin, tiled floor and walls.

First Floor

Landing

Rear aspect double glazed window, double radiator.

Bedroom One

13' 2" x 8' 6" (4.01m x 2.59m) Two rear aspect double glazed windows, three built in wardrobes, double radiator.

Bedroom Two

Front aspect double glazed window, side aspect double glazed window, two built in wardrobes, laminated wood flooring, single radiator.

Bedroom Three

13' 1" x 10' 0" (3.99m x 3.05m) Front aspect double glazed window, double radiator.

Bedroom Four

9' 0" x 7' 1" (2.74m x 2.16m) Front aspect double glazed window, built in wardrobe, laminated wood flooring, single radiator.

Family Bathroom

7' 9" x 5' 7" (2.36m x 1.70m) Rear aspect double glazed window, side aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath, heated towel rail, partly tiled walls, shaving point.

Rear Garden

Spacious rear garden that comprises of a good size patio to the rear of the property that leads onto a large lawn.

Front Garden

Good sized lawn surrounded by mature hedge with path leading up to front door.

Council Tax Band

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