



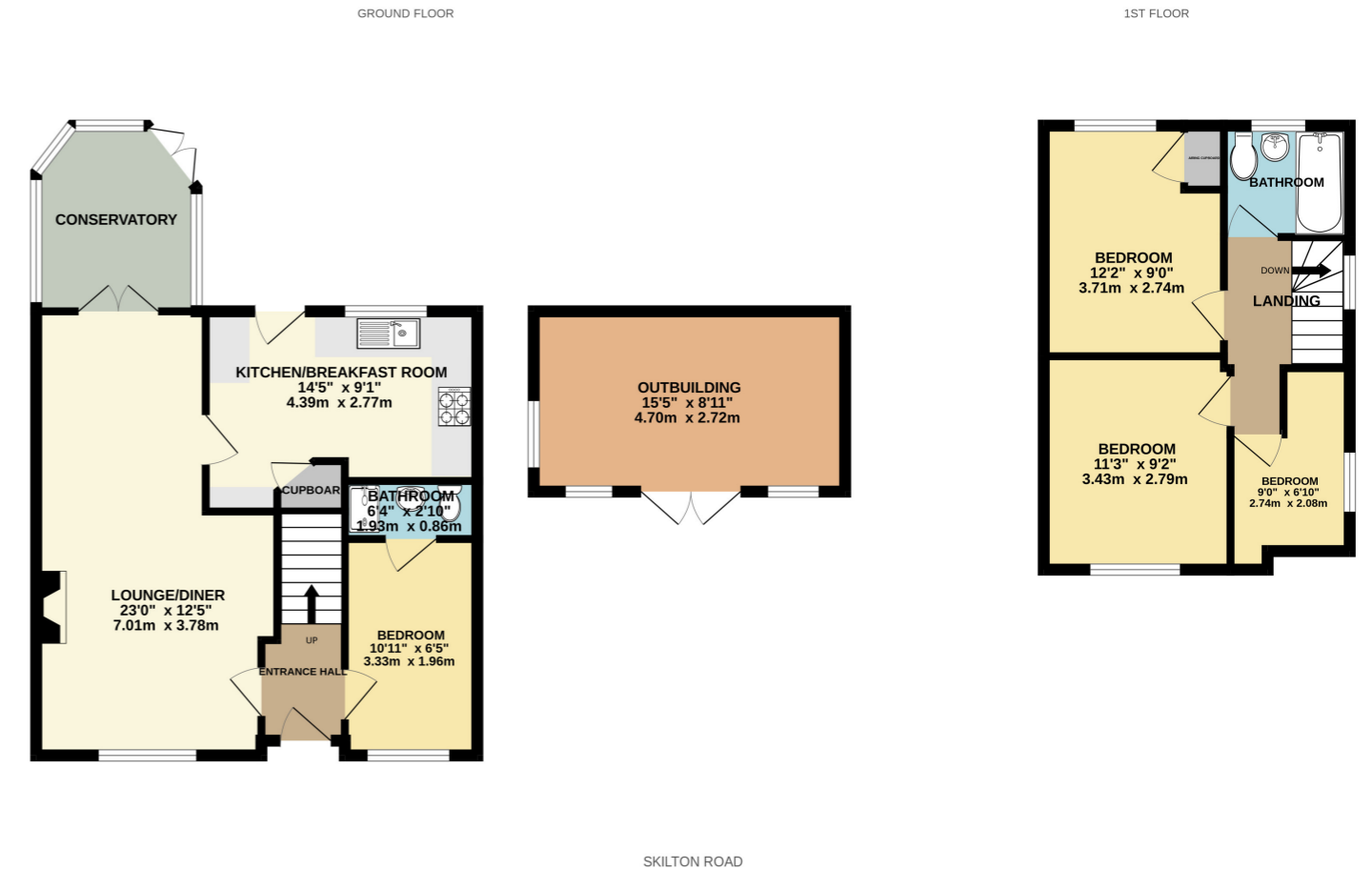
Skilton Road, Tilehurst, Reading.

£499,950 Freehold



Arins Tilehurst - Offered to the market is this three bedroom semi detached home. The property is located in an extremely desirable location, having excellent access to Tilehurst train station, being close to a number of popular primary and secondary schools, aswell as being within walking distance of various local shops and amenities. Further accommodation includes a lounge diner, refitted kitchen, family room / bedroom with an ensuite, conservatory, and a refitted first floor bathroom. Other features include driveway parking for a number of vehicles, a separate outbuilding with electricity and power, double glazed windows, gas central heating and a good sized enclosed rear garden.

- Three Bedrooms
- Lounge Diner
- Refitted Kitchen
- Conservatory
- Family Room
- Outbuilding
- Two Bathrooms
- 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

Hallway

Laminate wood flooring, single radiator, stairs leading to first floor.

Lounge Diner

23' 0" x 12' 5" (7.01m x 3.78m) Front aspect double glazed window, fireplace, laminate wood flooring, television point, double radiator and single radiator, telephone point, French doors into conservatory.

Kitchen

14' 5" x 9' 1" (4.39m x 2.77m) Range of base and eye level units, vinyl flooring, double radiator, rear aspect double glazed windows, downlights, storage cupboard, one and a half sink with drainer, gas hob with double oven and extractor hood, space for washing machine

and tumble dryer and fridge freezer.

Family Room

10' 11" x 6' 5" (3.33m x 1.96m) Front aspect double glazed window, single radiator, laminate wood flooring.

Shower Room

6' 4" x 2' 10" (1.93m x 0.86m) Shower cubicle, low level wc, pedestal wash basin, heated towel rail.

Conservatory

9' 9" x 8' 10" (2.97m x 2.69m) French doors leading into rear garden.

First Floor

Landing

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

Bedroom One

11' 3" x 9' 2" (3.43m x 2.79m) Front aspect double glazed window, single radiator, television point.

Bedroom Two

12' 2" x 9' 0" (3.71m x 2.74m) Rear aspect double glazed window, single radiator, airing cupboard.

Bedroom Three

9' 0" x 6' 10" (2.74m x 2.08m) Side aspect double glazed window, single radiator.

Outside

Driveway

Driveway parking available for multiple cars.

Rear Garden

Fence enclosed rear garden, good sized decked area, leading to well maintained lawn with path leading to outbuilding at rear of garden, all surrounded by mature shrubs.

Outbuilding

15' 5" x 8' 11" (4.70m x 2.72m) Separate outbuilding ideal for hosting, however also has the potential to create an office or gym space. Has lighting and power.

Council Tax Band