



Southcote Lane, Reading, Berkshire. RG30 3AF.

£2,400 pcm

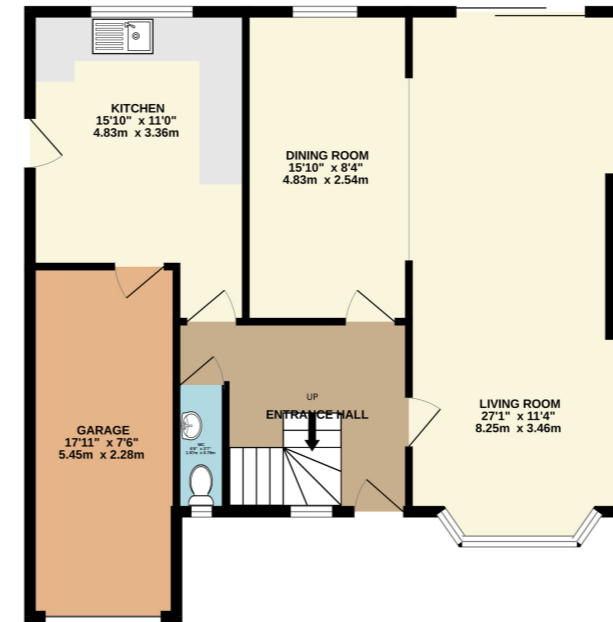
Arins Tilehurst - Available immediately is this unfurnished four bedroom detached property. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre, along with fantastic access to schools such as the Wren School and Hugh Faringdon. Further accommodation includes two reception rooms, a kitchen, downstairs wc, an ensuite to master, and a separate family bathroom. Other features includes gas central heating, double glazed windows, driveway parking for multiple vehicles and a good sized enclosed rear garden.

- Four Double Bedrooms
- Two Reception Rooms
- Downstairs WC
- Ensuite To Master
- Family Bathroom
- Driveway Parking & Garage
- Close to Public Transport Links

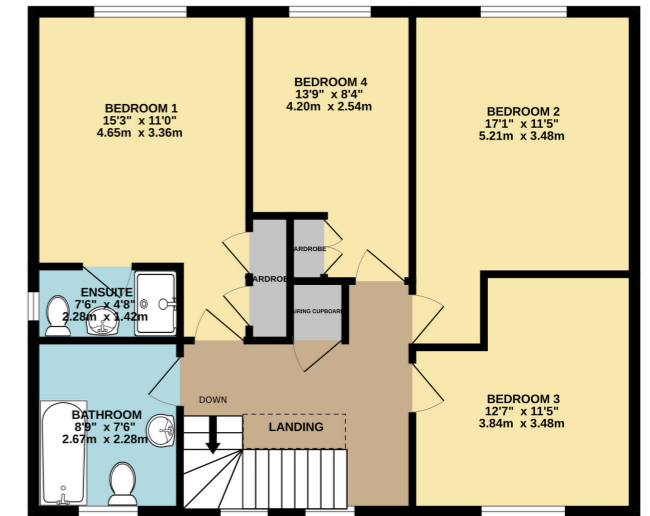




GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



SOUTHCOTE LANE  
TOTAL FLOOR AREA : 1611 sq.ft. (149.7 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

Access to all ground floor rooms, stairs leading to first floor, tiled flooring, front aspect double glazed window.

#### Lounge

27' 1" x 11' 4" (8.26m x 3.45m) Front aspect double glazed bay fronted window, two double radiators, sliding door into garden, television point.

#### Dining Room

15' 10" x 8' 4" (4.83m x 2.54m) Rear aspect double glazed window, double radiator.

### Kitchen

15' 10" x 11' 0" (4.83m x 3.35m) Rear aspect double glazed window, range of base and eye level units, single bowl with drainer, space for white goods, double radiator, tiled flooring, door into garden.

### Downstairs WC

6' 6" x 2' 7" (1.98m x 0.79m) Front aspect double glazed window, tiled flooring, low level wc, wash basin, extractor fan.

### Garage

17' 11" x 7' 6" (5.46m x 2.29m) Up and over garage door, light and power, home to boiler.

### First Floor

#### Landing

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

#### Bedroom One

15' 3" MAX x 11' 0" (4.65m x 3.35m) Rear aspect double glazed window, single radiator, built in wardrobes.

#### Ensuite

7' 6" x 4' 8" (2.29m x 1.42m) Side aspect double glazed window, tiled flooring, low level wc, pedestal wash basin, shower.

#### Bedroom Two

17' 1" x 11' 5" (5.21m x 3.48m) Rear aspect double glazed window, single radiator.

### Bedroom Three

12' 7" x 11' 5" (3.84m x 3.48m) Front aspect double glazed window, single radiator.

### Bedroom Four

13' 9" x 8' 4" (4.19m x 2.54m) Rear aspect double glazed window, single radiator, built in wardrobe.

### Family Bathroom

8' 9" x 7' 6" (2.67m x 2.29m) Front aspect double glazed window, tiled walls and flooring, low level wc, pedestal wash basin, enclosed bath, double radiator, shaving point.

### Outside

#### Driveway

Off road parking for multiple vehicles, side access into rear garden.