



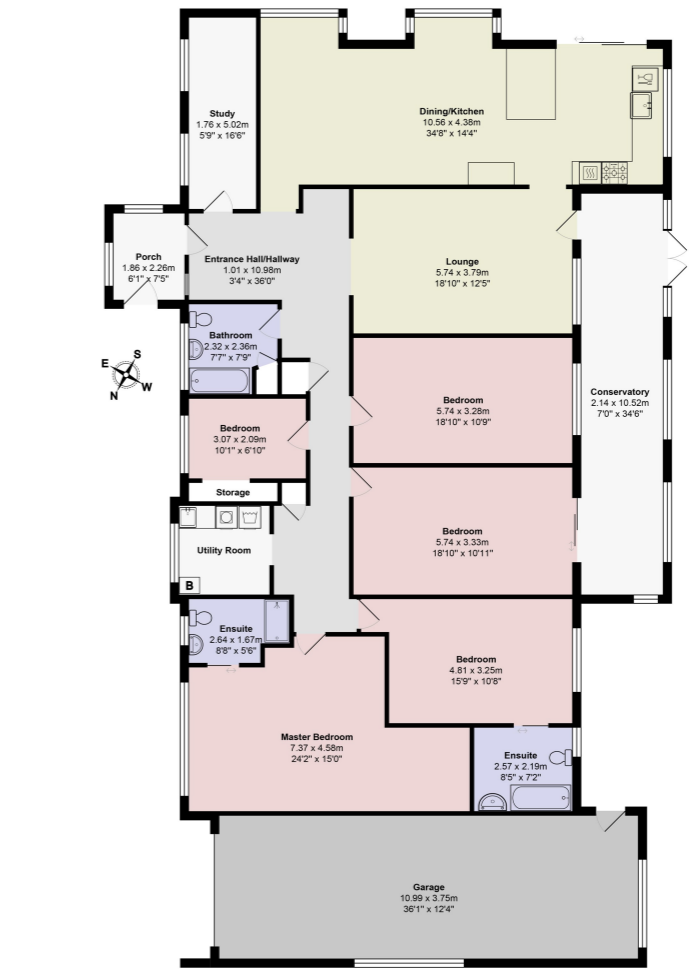
Halls Road, Tilehurst, Reading, Berkshire.

£850,000 Freehold

Arins Tilehurst - Offered to the market is this beautifully presented, modernised, five bedroom detached bungalow offering approximately 3000sq ft of accommodation. The property is situated on a large idyllic plot, at the end of a private road just off the highly sought after Halls Road. The property has excellent access to junction 12 of the M4 motorway, and close to the A4; leading to Newbury. It also offers great access to Tilehurst Village, and is close to a bus route leading to Reading town centre plus various local shops and amenities. Further accommodation includes multiple reception areas, a dual aspect refitted kitchen dining area, and three bathrooms. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, an integral garage, and a large wrap around garden.

- Five Double Bedrooms
- Three Bathrooms
- Refitted Kitchen Dining Area
- Utility Room
- Fully Modernised Throughout
- Driveway Parking
- Large Wrap Around Garden





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 floor plan is for illustrative purposes only and should be used as such by any perspective purchaser or tenant.**
Total Area: 287.6 m² ... 3096 ft²

Property Description

Ground Floor

Porch

7' 5" x 6' 1" (2.26m x 1.85m) Front and side aspect double glazed windows, access into entrance hall.

Entrance Hall

Wooden flooring, access into most rooms, radiators, downlights.

Living Room

18' 10" x 12' 5" (5.74m x 3.78m) Wooden flooring, wall mounted radiator, television point, telephone point.

Kitchen Dining Area

34' 8" x 14' 4" (10.57m x 4.37m) Rear and side aspect double glazed windows, wooden flooring, downlights, sliding doors into garden, base level units, five ring gas hob with extractor and built in oven, wash basin, space for white goods, downlights, double radiator.

Study

16' 6" x 5' 9" (5.03m x 1.75m) Two front aspect double glazed windows, wooden flooring, double radiator, downlights.

Utility

Front aspect double glazed window, space for white goods, home to boiler, wash basin.

Conservatory

34' 6" x 7' 0" (10.52m x 2.13m) French doors into garden, rear aspect windows, tiled flooring.

Bedroom One

24' 2" x 15' 0" (7.37m x 4.57m) Front aspect double glazed window, double radiator.

Ensuite

8' 8" x 5' 6" (2.64m x 1.68m) Front aspect double glazed window, low level wc, wash basin, walk in shower, tiled walls and flooring, extractor

fan.

Bedroom Two

15' 9" x 10' 8" (4.80m x 3.25m) Rear aspect double glazed window, double radiator.

Ensuite

8' 5" x 7' 2" (2.57m x 2.18m) Rear aspect double glazed window, enclosed bath with shower, low level wc, wash basin, double radiator, shaving point, tiled walls and flooring, extractor fan.

Bedroom Three

18' 10" x 10' 11" (5.74m x 3.33m) Sliding doors into conservatory, downlights, wall mounted radiator.

Bedroom Four

18' 10" x 10' 9" (5.74m x 3.28m) Rear aspect double glazed window, double radiator, downlights.

Bedroom Five

10' 1" x 6' 10" (3.07m x 2.08m) Front aspect double glazed window, double radiator, built in storage.

Family Bathroom

7' 9" x 7' 7" (2.36m x 2.31m) Front aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath, single radiator, tiled walls, storage cupboard.

Garage

36' 1" x 12' 4" (11.00m x 3.76m)

Outside

Driveway

Stoney driveway providing off road parking for multiple vehicles.

Garden

Large fence enclosed wrap around garden with lawned area and separate patio area, surrounded by trees and mature shrubs.