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Dell Road, Tilehurst, Reading.

£500,000 Freehold

Arins Tilehurst - Offered to the market is this fantastic three double bedroom semi detached 'cooks' built property. The property is situated in an extremely desirable cul-de-sac 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 large living room, an extended refitted kitchen diner, downstairs wc, an ensuite to the master and a separate first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, an enclosed rear garden with workshop at rear with the capabilities to convert into perfect office space or home gym.

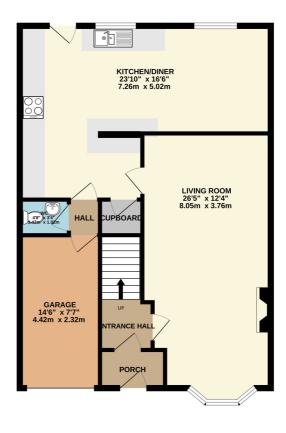
- Three Double Bedrooms
- 26ft Lounge
- · Refitted Kitchen Dining Room
- Downstairs WC
- Ensuite To Master
- Driveway Parking
- · Enclosed Rear Garden
- First Floor Bathroom



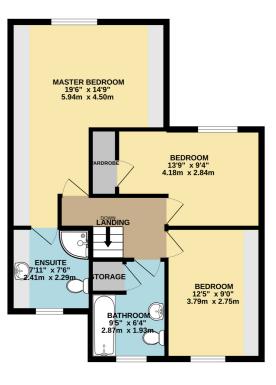




GROUND FLOOR 816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR 634 sq.ft. (58.9 sq.m.) approx.



OTAL FLOOR AREA: 1450 sq.ft. (134.7 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, rooms and any other items are approximate and no responsibility is taken for any erro omission or mis-statement. This plan lis 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 guarant as to their ooerability or efficiency can be oliven.

Property Description

Ground Floor

Porch

Entrance Hall

 $\label{eq:complex} \mbox{Access into living room, single radiator, stairs leading to first floor.}$

Living Room

26' 5" x 12' 4" ($8.05 \, \text{m} \times 3.76 \, \text{m}$) Front aspect double glazed bay fronted window, two double radiators, fireplace, television point, built in cabinets.

Kitchen Diner

23' 10" \times 16' 6" (7.26m \times 5.03m) Range of base and eye level units, one and a half sink with drainer, two rear aspect double glazed windows, two double radiators, tiled flooring, electric hob with single oven and extractor hood, downlights, built in dishwasher, built in fridge and freezer, built in wine cooler, television point, telephone point.

Downstairs WC

 $4'8" \times 3'4" (1.42m \times 1.02m)$ Low level wc, wash basin, single radiator, extractor fan, tiled flooring.

Integral Garage

14' $6"\times 7'$ 7" (4.42m x 2.31m) Up and over garage door, space for white goods, has light and power.

First Floor

Landing

Access to all first floor rooms, downlights, loft hatch.

Master Bedroom

19' 6" MAX x 14' 9" MAX (5.94m x 4.50m) Rear aspect double glazed window, single radiator, built in storage, downlights, telephone point.

Ensuite

7' 11" x 7' 6" (2.41m x 2.29m) Front aspect double glazed window, shower, low level wc, wash basin with vanity unit, single radiator, tiled flooring, downlights, extractor fan, shaving point.

Bedroom Two

13' $8"\times 9'$ 4" (4.17m x 2.84m) Rear aspect double glazed window, single radiator, built in storage, downlights.

Bedroom Three

12' $5" \times 9' \ 0" \ (3.78m \times 2.74m)$ Front aspect double glazed window, downlights, single radiator, built in wardrobes.

Family Bathroom

9' 5" \times 6' 4" (2.87m \times 1.93m) Enclosed bath with shower, low level wc, pedestal wash basin, front aspect double glazed window, double radiator, downlights, storage cupboard.

Outside

Driveway

Brick paved driveway providing off road parking for multiple vehicles.

Rear Garden

Three tiered fence enclosed rear garden, composite decked on initial tier, with step down to middle tier consisting of artificial turf, with stoned area at rear with raised composite decking area. Workshop also at rear providing fantastic potential to convert to home office or home gym.

Council Tax Band

D