

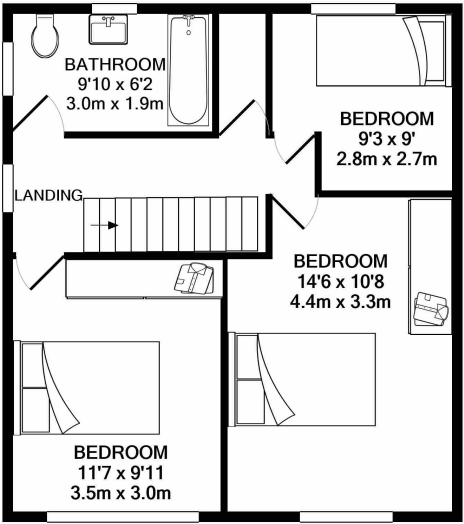
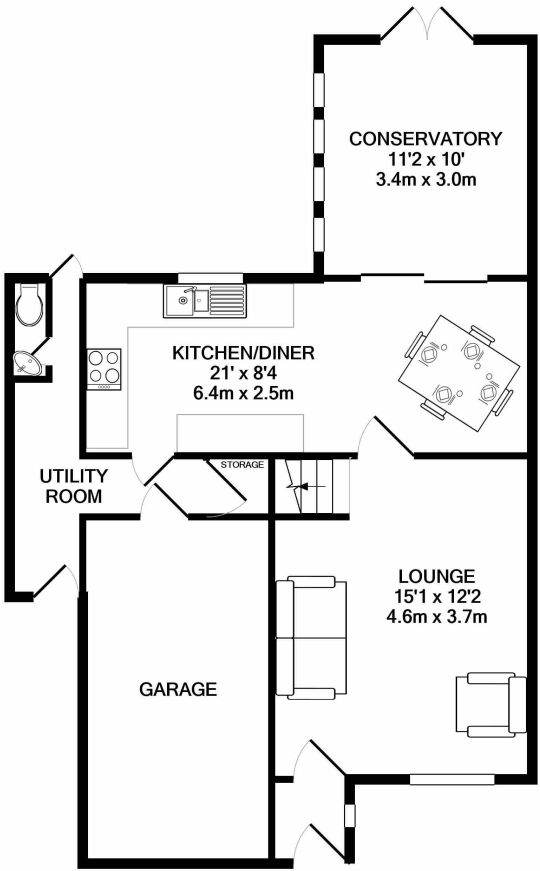
Curlew Drive, Tilehurst, Reading.

£385,000 Freehold

Offered to the market in the desirable Birds estate is this three bedroom semi detached home. The property is close to a bus route leading to Reading town centre, while having good access to Little Heath secondary school, as well as being a reasonable distance from various other local shops and amenities. Further accommodation includes a lounge, kitchen dining room, a conservatory, a utility with downstairs wc, and refitted bathroom. Other features include double glazed windows, gas central heating, driveway parking, a single garage and an enclosed rear garden.

- Three Bedrooms
- Kitchen / Dining Room
- Utility Room
- Conservatory
- Driveway & Garage
- Enclosed Rear Garden
- Refitted Bathroom
- Double Glazed Windows





GROUND FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.6 SQ.M.)

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 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
Made with Metropix ©2020

Property Description

Ground Floor

Entrance Porch

Small double radiator, side aspect double glazed window, access into living room.

Lounge

15' 1" x 12' 2" (4.60m x 3.71m) Front aspect double glazed window, double radiator, television point, stairs leading to first floor.

Kitchen Diner

21' 0" x 8' 4" (6.40m x 2.54m) Vinyl flooring, rear aspect double glazed window, range of base and eye level units, one and a half sink with drainer, electric induction hob with fan oven and overhead extractor fan, partly tiled walls, double radiator.

Conservatory

11' 2" x 10' 0" (3.40m x 3.05m) Tiled flooring, double radiator, French doors leading into the garden.

Utility

14' 11" MAX x 5' 6" MAX (4.55m x 1.68m) Vinyl flooring, space for washing machine and fridge freezer.

Cloakroom

5' 4" x 2' 6" (1.63m x 0.76m) Vinyl flooring, low level wc, corner sink, partly tiled walls.

First Floor

Landing

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

Bedroom One

14' 6" x 10' 8" (4.42m x 3.25m) Front aspect double glazed windows, double radiator.

Bedroom Two

11' 7" x 9' 11" (3.53m x 3.02m) Front aspect double glazed window, double radiator, fitted wardrobe.

Bedroom Three

9' 3" x 9' 0" (2.82m x 2.74m) Rear aspect double glazed window, double radiator.

Bathroom

9' 10" x 6' 2" (3.00m x 1.88m) Rear and side aspect double glazed windows, vinyl flooring, double radiator, partly tiled walls, panel enclosed bath with separate shower, low level wc, hand basin.

Outside

Driveway

Parking for at least two cars, with separate lawn, up & over garage door with electricity and lighting.

Rear Garden

Fence enclosed with patio area, steps leading up to lawn area surrounded by mature shrubs and flowerbeds.

Council Tax Band