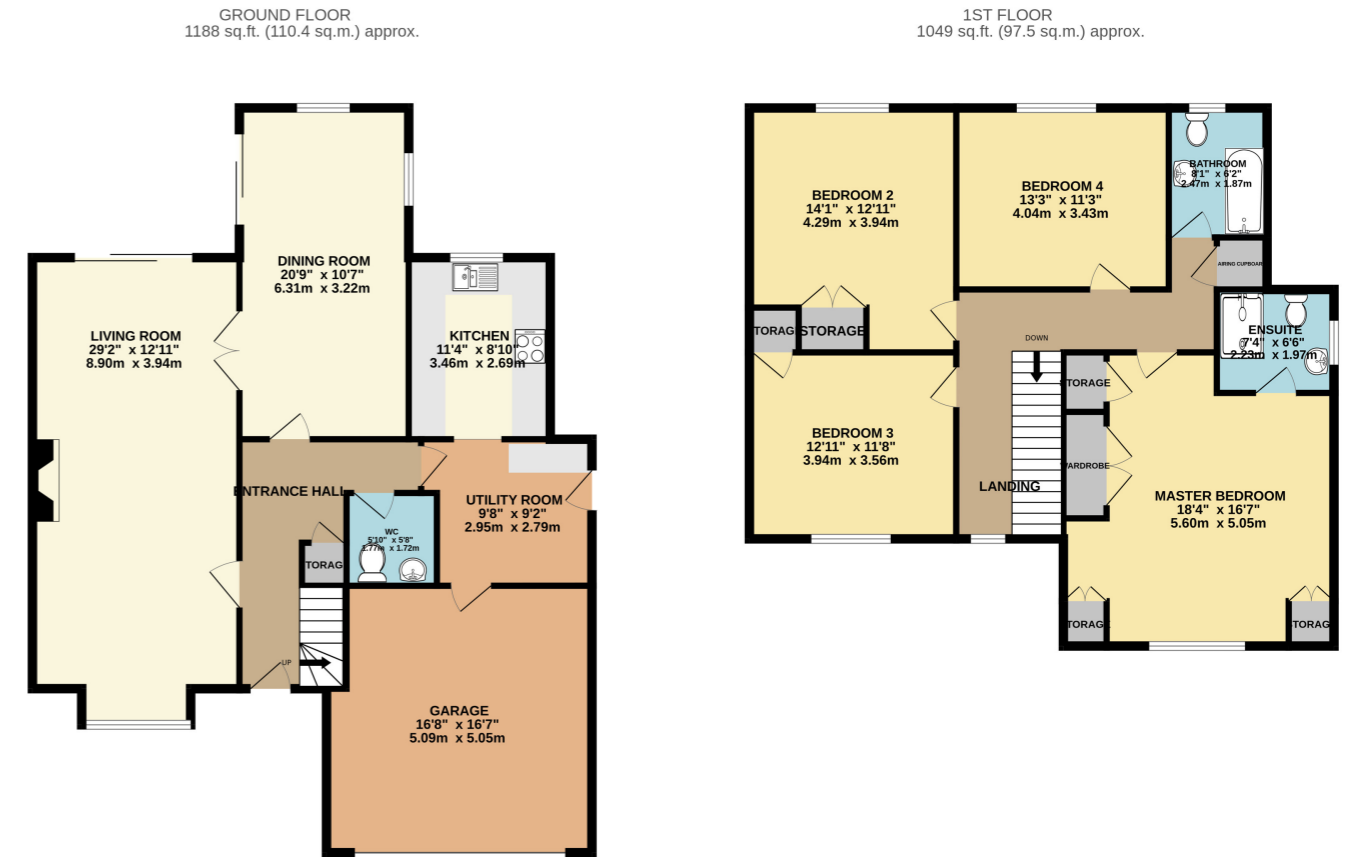


Barbara's Meadow, Tilehurst, Reading.

£765,000 Freehold

Arins Tilehurst - Offered to the market set within a quiet cul-de-sac, is this beautifully presented four double bedroom detached family home. The property is in a fantastic location, being close to Tilehurst train station, as well as being within walking distance of Denefield secondary school and Downsway Primary school, along with being close to various local shops and amenities. Further accommodation includes two reception areas, a kitchen, utility area, downstairs wc, a first floor family bathroom, and an ensuite to master. Other features include gas central heating, double glazed windows, an integral double garage, driveway parking for multiple vehicles, and an enclosed rear garden.

- Four Double Bedrooms
- Two Reception Areas
- Utility Area
- Integral Double Garage
- Ensuite To Master
- Downstairs W/C
- Driveway Parking
- Enclosed Rear Garden



BARBARAS MEADOW  
TOTAL FLOOR AREA: 2237 sq.ft. (207.8 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**

Stairs leading to first floor, double radiator, understairs storage, access into all ground floor rooms.

**Living Room**

29' 2" x 12' 11" (8.89m x 3.94m) Front aspect double glazed bay fronted window, sliding doors into garden, television point, two double radiators, gas fireplace.

**Dining Room**

20' 9" x 10' 7" (6.32m x 3.23m) Rear and side aspect double glazed window, sliding doors into garden, double radiator, telephone point.

**Kitchen**

11' 4" x 8' 10" (3.45m x 2.69m) Rear aspect double glazed window, range of base and eye level units, one and a half sink with drainer, vinyl flooring, built in oven, electric hob, space for white goods.

**Utility Room**

9' 8" x 9' 2" (2.95m x 2.79m) Door into rear garden, space for white goods, vinyl flooring, double radiator.

**Downstairs WC**

5' 10" x 5' 8" (1.78m x 1.73m) Low level wc, pedestal wash basin, extractor fan.

**Integral Garage**

16' 8" x 16' 7" (5.08m x 5.05m) Up and over electric door, home to boiler, has light and power.

**First Floor**

**Landing**

Front aspect double glazed window, single radiator, loft hatch, access to all first floor rooms, airing cupboard.

**Master Bedroom**

18' 4" x 16' 7" MAX (5.59m x 5.05m) Front aspect double glazed window, single radiator, built in wardrobes, television point.

**Ensuite**

7' 4" x 6' 6" (2.24m x 1.98m) Side aspect double glazed window, wash basin with vanity unit, low level wc, walk in shower, tiled flooring, heated towel rail, shaving point.

**Bedroom Two**

14' 1" x 12' 11" (4.29m x 3.94m) Rear aspect double glazed window, single radiator, television point, inbuilt storage.

**Bedroom Three**

12' 11" x 11' 8" (3.94m x 3.56m) Front aspect double glazed window, single radiator, built in storage.

**Bedroom Four**

13' 3" x 11' 3" (4.04m x 3.43m) Rear aspect double glazed window,

single radiator.

**Bathroom**

8' 1" x 6' 2" (2.46m x 1.88m) Rear aspect double glazed window, heated towel rail, shaving point, pedestal wash basin, low level wc, panel enclosed bath with shower.

**Outside**

**Driveway**

Brick paved driveway providing off-road parking for multiple vehicles, along with good sized lawn surrounded by flower beds and picket fencing.

**Rear Garden**

Fence enclosed rear garden, patio slabbed area, leading onto good sized lawn, surrounded by flower beds. Office located at rear, has its own fuse box and electric points, and broadband is reliably available. Fully insulated and heated by a plug in oil radiator.

**Council Tax Band**

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