

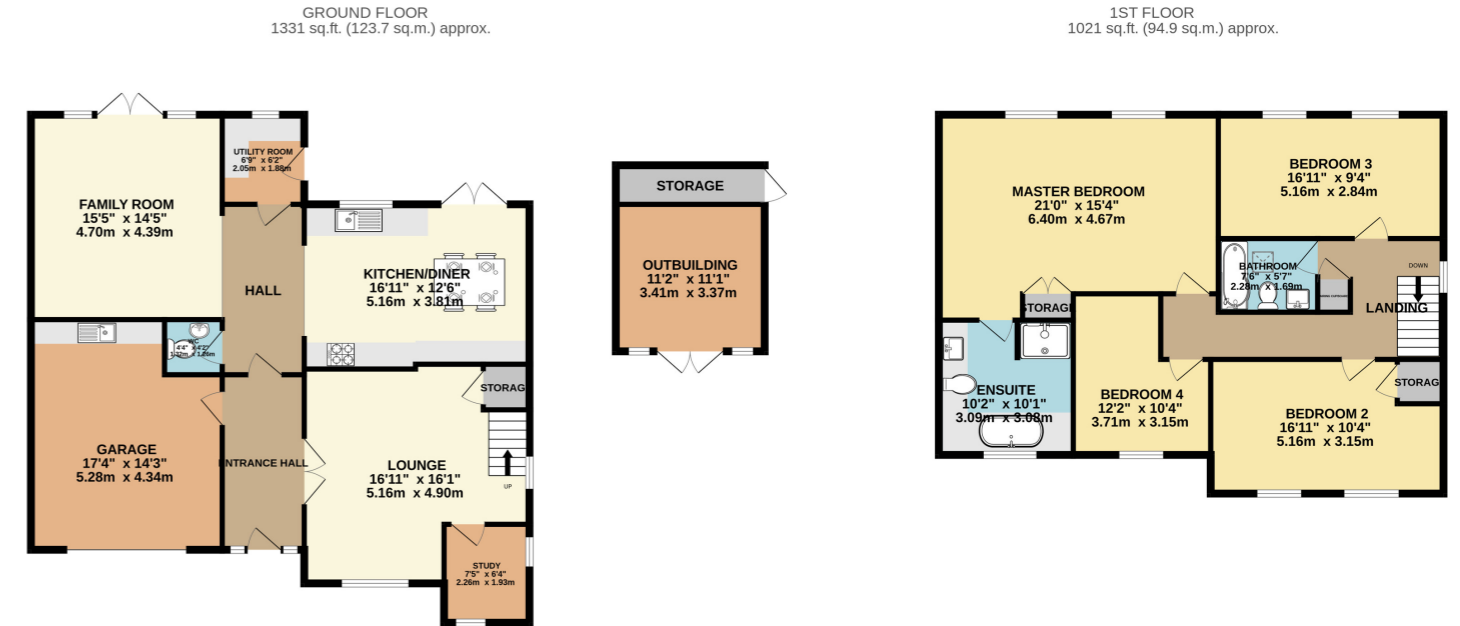


Menpes Road, Tilehurst, Reading.

£775,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications in the Westwood Fields Development is this fantastic, extended four bedroom detached home. The property is situated in a desirable area, being within walking distance to various bus routes and reputable schools, as well as being close to Tilehurst train station, Cotswold Park and Sulham Woods. Further accommodation includes three reception rooms, a refitted kitchen diner, downstairs wc, utility, an ensuite to the master, and a separate family bathroom. Other features include underfloor heating throughout ground floor, double glazed windows, driveway parking for multiple vehicles, an integral garage, and an enclosed rear garden with an outbuilding.

- Four Double Bedrooms
- Three Reception Rooms
- Refitted Kitchen Diner
- Downstairs WC
- Utility Room
- Four-Piece Ensuite To Master
- Outbuilding
- Driveway Parking and Garage
- No Onward Chain
- Close to Tilehurst Train Station



TOTAL FLOOR AREA : 2352 sq.ft. (218.5 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

11' 11" x 6' 2" (3.63m x 1.88m) Front aspect double glazed window, downlights, tiled flooring with underfloor heating.

Living Room

16' 11" x 16' 1" (5.16m x 4.90m) Front and side aspect double glazed windows, understairs storage, double radiator, telephone point, TV point, stairs leading to first floor.

Kitchen Diner

16' 11" x 12' 5" (5.16m x 3.78m) Rear aspect double glazed window, French doors into rear garden, range of base and eye level units, single bowl with drainer, space for white goods, built in fridge and freezer, gas hob with extractor hood, built in double oven, television point, downlights, tiled flooring with underfloor heating, home to boiler.

Family Room

15' 5" x 14' 5" (4.70m x 4.39m) French doors into garden, rear aspect double glazed window, television point, downlights, wooden flooring with underfloor heating.

Study

7' 5" x 6' 4" (2.26m x 1.93m) Front and side aspect double glazed window, single radiator, downlights.

Utility

6' 9" x 6' 2" (2.06m x 1.88m) Rear aspect double glazed window, door into garden, base and eye level units, space for white goods, tiled flooring with underfloor heating, downlights.

Downstairs WC

4' 4" x 4' 2" (1.32m x 1.27m) Low level wc, wash basin, downlights, tiled flooring with underfloor heating.

Garage

17' 4" x 14' 3" (5.28m x 4.34m) Electric door, has light, power and plumbing, one and a half sink with drainer.

First Floor

Landing

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

Master Bedroom

21' 0" x 15' 4" (6.40m x 4.67m) Two rear aspect double glazed windows, built in wardrobe, downlights.

Ensuite

10' 2" x 10' 2" (3.10m x 3.10m) Front aspect double glazed window, tiled walls and flooring, built in bath, low level wc, wash basin, heated towel rail, walk in shower, downlights, extractor fan.

Bedroom Two

16' 11" x 10' 4" (5.16m x 3.15m) Two front aspect double glazed windows, laminate wood flooring, two single radiators, built in cupboard.

Bedroom Three

16' 11" x 9' 4" (5.16m x 2.84m) Two rear aspect double glazed windows, two single radiators, television point.

Bedroom Four

12' 2" x 10' 4" MAX (3.71m x 3.15m) Front aspect double glazed window, single radiator.

Family Bathroom

7' 6" x 5' 7" (2.29m x 1.70m) Skylight, tiled walls and flooring, panel enclosed bath with shower, low level wc, wash basin, heated towel rail, downlights, extractor fan.

Outside

Driveway

Concrete drive providing off road parking for multiple vehicles, with lawn to the side.

Rear Garden

Enclosed rear garden with patio, stoned area, lawned area, and decked area at rear, surrounded by mature shrubs, with outbuilding also.

Outbuilding

11' 2" x 11' 1" (3.40m x 3.38m) French doors, downlights, contains power, television point, also separate store at rear.

Council Tax Band