



Overdown Road, Tilehurst, Reading.

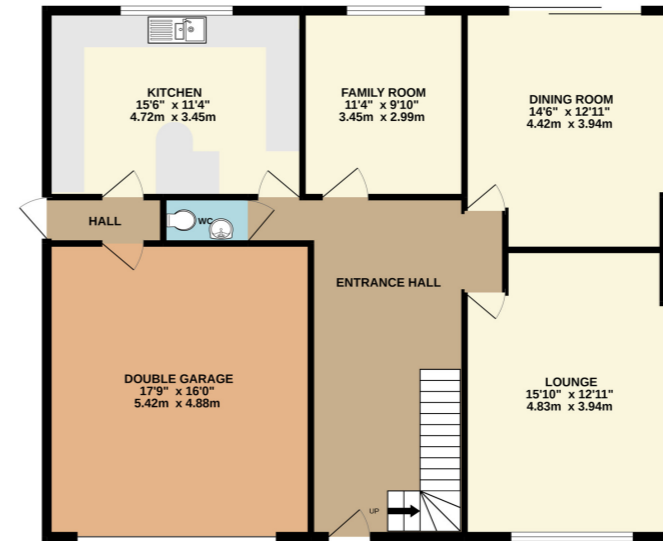
£700,000 Freehold

Arins Tilehurst - Offered to the market is this beautiful four double bedroom detached family home. The property is situated in an extremely desirable 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. The property comprises of four double bedrooms, three reception rooms, kitchen, downstairs wc, two ensuites, and a refitted family bathroom. Other features include gas central heating, double glazed windows throughout, driveway parking for multiple vehicles, a double garage, and a fantastic wrap round garden.

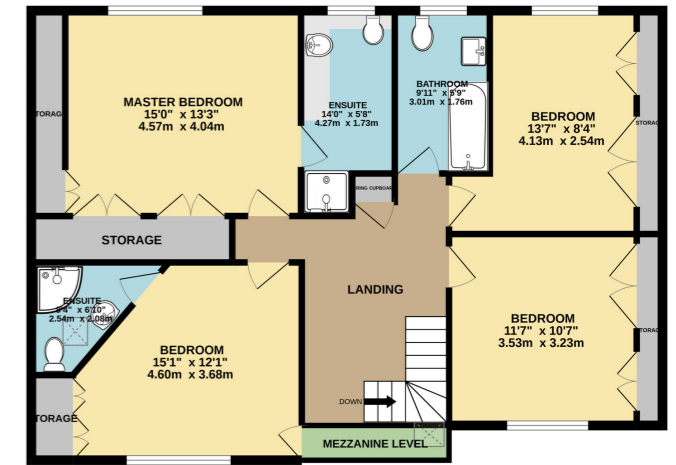
- Four Double Bedrooms
- Three Reception Rooms
- Kitchen Diner
- Downstairs WC
- Two Ensuite Shower Rooms
- Double Garage
- Driveway Parking
- Close to Tilehurst Train Station



GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



1ST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 2212 sq.ft. (205.5 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

Large entrance hall, wood flooring, double radiator, telephone point, downlights, understairs storage, stairs leading to first floor.

Living Room

15' 10" x 12' 11" (4.83m x 3.94m) Front aspect double glazed window, laminate wood flooring, radiator, television point.

Dining Room

14' 6" x 12' 11" (4.42m x 3.94m) Sliding doors into rear garden, laminate wood flooring, radiator.

Family Room

11' 4" x 9' 10" (3.45m x 3.00m) Rear aspect double glazed window, single radiator, laminate wood flooring, television point.

Kitchen

15' 6" x 11' 4" (4.72m x 3.45m) Rear aspect double glazed window, laminate wood flooring, downlights, range of base and eye level units, one and a half sink with drainer, breakfast bar, space for multiple white goods, partly tiled walls, two single radiators.

Downstairs WC

Low level wc with hidden cistern, wash basin, single radiator, laminate wood flooring, extractor fan, partly tiled walls.

Double Garage

17' 9" x 16' 0" (5.41m x 4.88m) Has light and power, electric rollover garage door, home to boiler, plumbing for white goods.

First Floor

Landing

Access to all first floor rooms, airing cupboard, loft hatch.

Master Bedroom

15' 0" x 13' 3" (4.57m x 4.04m) Rear aspect double glazed window, single radiator, television point, air conditioning unit, built in wardrobes.

Ensuite

14' 0" MAX x 5' 8" (4.27m x 1.73m) Rear aspect double glazed window, vinyl flooring, shower cubicle, low level wc, bidet, wash basin with vanity unit, tiled walls, extractor fan, single radiator.

Bedroom Two

15' 1" x 12' 1" (4.60m x 3.68m) Front aspect double glazed window, double radiator, eaves storage.

Ensuite

8' 4" x 6' 10" (2.54m x 2.08m) Vinyl flooring, tiled walls, heated towel rail, shower, low level wc, wash basin, skylight, extractor fan, downlight.

Bedroom Three

11' 7" x 10' 7" (3.53m x 3.23m) Front aspect double glazed window, double radiator, built in storage.

Bedroom Four

13' 7" x 8' 4" (4.14m x 2.54m) Rear aspect double glazed window, built in storage, laminate wood flooring, single radiator.

Family Bathroom

9' 11" x 5' 9" (3.02m x 1.75m) Tiled walls, rear aspect double glazed windows, panel enclosed bath, low level wc, wash basin with vanity unit, heated towel rail.

Outside

Driveway

Driveway parking for multiple vehicles.

Front Garden

Lovely lawn area with bush surrounding for privacy.