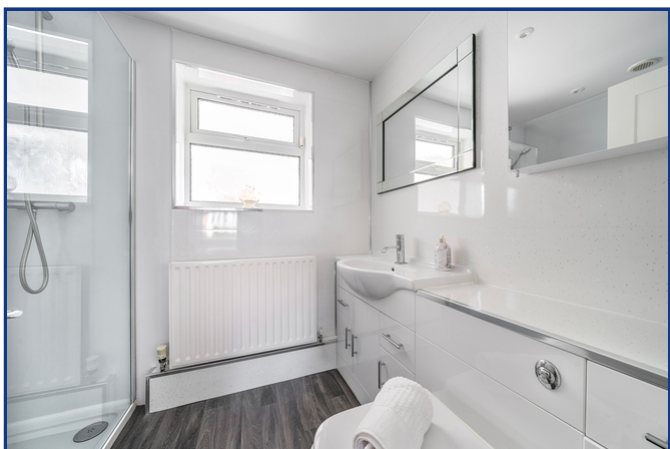
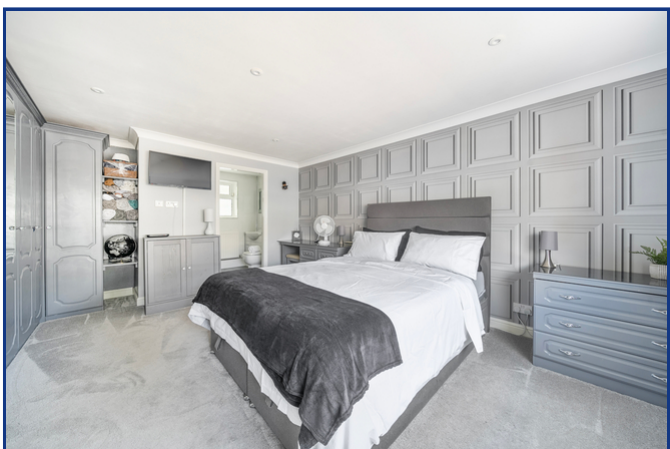


Bowfell Close, Tilehurst, Reading, Berkshire. RG31.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



Bowfell Close, Tilehurst, Reading, Berkshire.
RG31.

£625,000 Freehold

Arins Tilehurst - Offered to the market is this beautifully presented four 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. Further accommodation includes a lounge diner, a refitted kitchen, utility room, en suite to master, a refitted family bathroom. Other features include gas central heating, double glazed windows throughout, driveway parking for multiple vehicles, a garage, and an enclosed side and rear garden with an outbuilding.

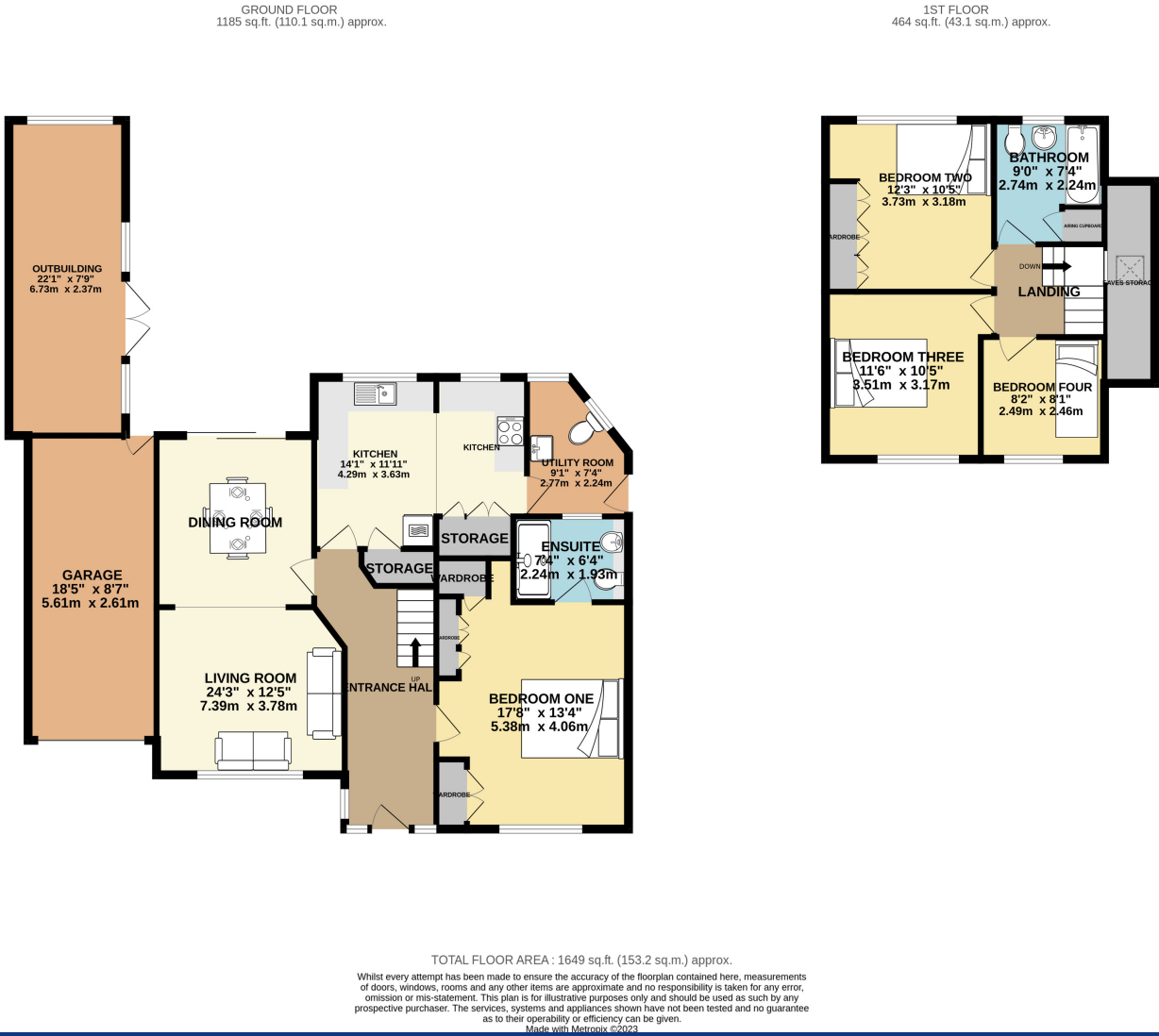
- Four Bedrooms
- Refitted Kitchen
- Utility Room
- Ensuite To Master
- Refitted Family Bathroom
- Outbuilding
- Driveway & Garage
- Side & Rear Garden

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Property Description

Ground Floor

Entrance Hall

Laminate wood flooring, double radiator, stairs leading to first floor.

Lounge Diner

24' 3" x 12' 5" (7.39m x 3.78m) Front aspect double glazed window, sliding door into rear garden, two double radiators, television point.

Kitchen

14' 1" x 11' 11" (4.29m x 3.63m) Two rear aspect double glazed windows, range of base and eye level units, single bowl with drainer, built in oven / grill / microwave, understairs storage, electric hob with extractor hood, heated towel rail, vinyl flooring, downlights.

Utility

9' 1" x 7' 4" (2.77m x 2.24m) Access into rear garden, low level wc, wash basin with vanity unit, space for white goods.

Master Bedroom

17' 8" x 13' 4" (5.38m x 4.06m) Front aspect double glazed window, double radiator, downlights, television point, built in wardrobes.

Ensuite

7' 4" x 6' 4" (2.24m x 1.93m) Lamiant flooring, single radiator, rear aspect double glazed window, walk in double shower, wash basin with vanity unit, low level wc, tiled walls, downlights, extractor fan.

First Floor

Landing

Access to all first floor rooms, eaves storage space with skylight.

Bedroom Two

12' 3" x 10' 5" (3.73m x 3.17m) Rear aspect double glazed window, double radiator, built in wardrobes.

Bedroom Three

11' 6" x 10' 5" (3.51m x 3.17m) Laminate wood flooring, front aspect double glazed window, double radiator.

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m) Front aspect double glazed window, single radiator.

Family Bathroom

9' 0" x 7' 4" (2.74m x 2.24m) Rear aspect double glazed window, panel enclosed bath with shower, wash basin with vanity unit. low level wc, heated towel rail, extractor fan.

Outside

Driveway

Brick paved driveway providing off road parking for multiple vehicles, side access into side garden.

Side & Rear Garden

Fence enclosed garden, seperate patio area, with additional artifical grass areas, surrounded by raised flower bed, access point into garage and outbuilding.

Garage

18' 5" x 8' 7" (5.61m x 2.62m) Up and over garage door, has light and power.

Outbuilding

22' 1" x 7' 9" (6.73m x 2.36m) French doors, dual aspect double glazed windows, downlights, has light and power.

Council Tax Band

E