

Fairford Road, Tilehurst, Reading.

£450,000 Freehold

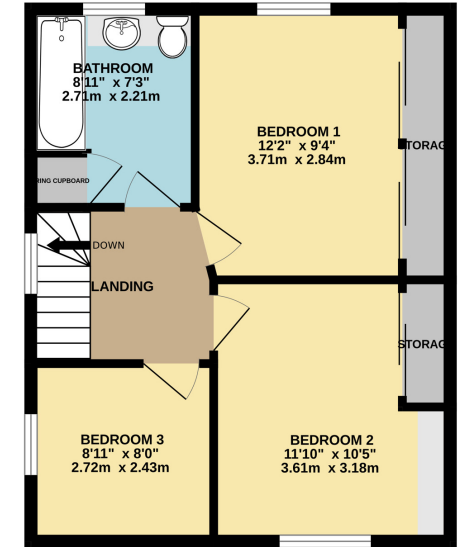
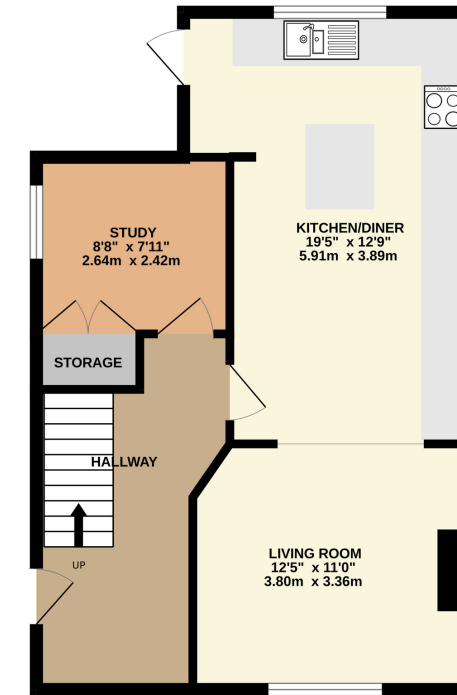
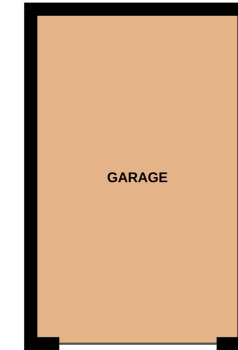
Arins Tilehurst - Offered to the market is this beautifully presented three bedroom semi detached 'cooks built' property. The property is situated in an extremely desirable location, being within walking distance of Tilehurst train station, while also being on a bus route to Reading town centre and is close to various local shops and amenities, as well as various local primary and secondary schools. Further accommodation includes two reception rooms, an open plan refitted kitchen diner, and a refitted first floor family bathroom. Other features includes double glazed windows, gas central heating, driveway parking for multiple vehicles, a detached single garage, and a large enclosed rear garden.

- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Refitted Bathroom
- Driveway Parking
- Detached Single Garage
- Large Enclosed Rear Garden
- Close to Tilehurst Train Station



GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2023

Property Description

Ground Floor

Entrance Hall

Vinyl flooring, stairs leading to first floor, double radiator, understairs storage.

Living Room

12' 5" x 11' 0" (3.78m x 3.35m) Front aspect double glazed window, television point, downlights, laminate wood flooring, television point.

Kitchen Diner

19' 5" x 12' 9" (5.92m x 3.89m) Laminate wood flooring, range of base and eye level units, one and a half sink with drainer, electric hob with extractor fan, built in double oven, built in dishwasher, built in fridge freezer, built in wine cooler, rear aspect double glazed window, downlights, double radiator, door leading into rear garden.

Study

8' 8" x 7' 11" (2.64m x 2.41m) Side aspect double glazed window, built in storage, laminate wood flooring, double radiator.

First Floor

Landing

Side aspect double glazed window, loft hatch, access to all first floor rooms.

Bedroom One

12' 2" x 9' 4" (3.71m x 2.84m) Rear aspect double glazed window, double radiator, laminate wood flooring, built in wardrobes, television point.

Bedroom Two

11' 10" x 10' 5" (3.61m x 3.17m) Front aspect double glazed window, double radiator, laminate wood flooring, built in storage.

Bedroom Three

8' 11" x 8' 0" (2.72m x 2.44m) Side aspect double glazed window, double radiator, laminate wood flooring.

Bathroom

8' 11" x 7' 3" (2.72m x 2.21m) Rear aspect double glazed window, vinyl flooring, panel enclosed bath with shower, wash basin with vanity, low level wc, airing cupboard, heated towel rail.

Outside

Single Garage

Detached single garage, electric roller door, with light and power.

Driveway

Brick paved driveway providing off road parking for multiple vehicles.

Rear Garden

Fence enclosed rear garden, patio slab area with hand-crafted bar area, steps up to good sized lawn surrounded by flower beds.

Council Tax Band