



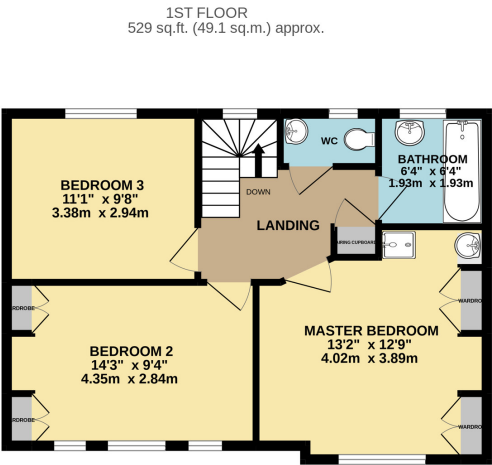
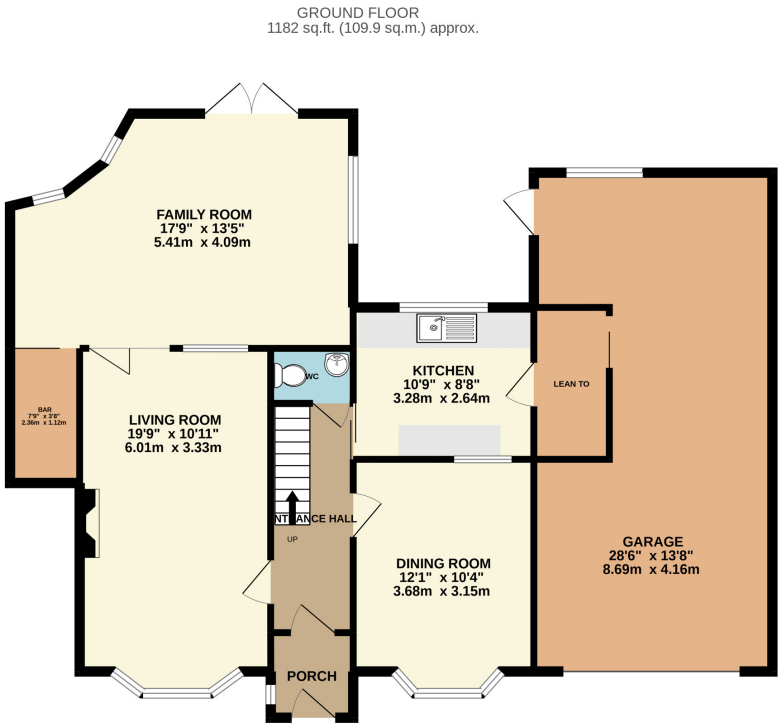
Overdown Road, Tilehurst, Reading.

£550,000 Freehold

Offered to the market with no onward chain complications is this spacious three double bedroom detached house, with the potential to extend into a four bedroom detached home subject to the relevant permissions. The property is located 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 good sized lounge, family room with its own bar, dining room, kitchen, downstairs wc, and a first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple cars, a large double length garage, and a fantastic 97ft enclosed rear garden.

- Three Double Bedrooms
- Three Reception Rooms
- Downstairs WC
- Large Double Length Garage
- Large Enclosed Rear Garden
- No Onward Chain
- Driveway Parking
- Potential to Extend (STPP)





TOTAL FLOOR AREA : 1711 sq.ft. (159.0 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

Porch

Side aspect double glazed window, entrance into open hallway.

Entrance Hall

Laminate wood flooring, single radiator.

Lounge

19' 9" x 10' 11" (6.02m x 3.33m) Front aspect double glazed bay window, single radiator, double radiator, gas fireplace, telephone point, television point.

Family Room

17' 9" x 13' 5" (5.41m x 4.09m) Multi aspect double glazed windows, French doors leading into rear garden, radiator.

Bar

7' 9" x 3' 8" (2.36m x 1.12m)

Dining Room

12' 1" x 10' 4" (3.68m x 3.15m) Front aspect double glazed bay window, double radiator.

Kitchen

10' 9" x 8' 8" (3.28m x 2.64m) Rear aspect double glazed window, single sink with drainer, range of base and eye level units, space for white goods, single radiator.

Downstairs WC

Low level wc, wash basin, rear aspect double glazed window.

Lean To

Garage

28' 6" x 13' 8" (8.69m x 4.17m) Up and over garage door, has light and power, access into rear garden.

First Floor

Landing

Access into all first floor rooms, rear aspect double glazed window.

Bedroom One

13' 2" x 12' 9" (4.01m x 3.89m) Front aspect double glazed window, built in storage cupboards, single radiator, single sink, shower cubicle.

Bedroom Two

14' 3" x 9' 4" (4.34m x 2.84m) Three front aspect double glazed windows, two built in storage cupboards, single radiator.

Bedroom Three

11' 1" x 9' 8" (3.38m x 2.95m) Rear aspect double glazed window, single radiator.

Bathroom

6' 4" x 6' 4" (1.93m x 1.93m) Rear aspect double glazed window, panel enclosed bath with shower, wash basin, single radiator.

Separate WC

Low level wc, wash basin, rear aspect double glazed window.

Outside

Driveway

Driveway parking for multiple cars, lovely lawn providing a nice outlook.

Rear Garden

Fantastic 97ft fence enclosed rear garden, patio area at entrance, with fantastic size lawn covering the majority of the garden.

Council Tax Band