



Wendover Way, Tilehurst, Reading.

£650,000 Freehold

Arins Tilehurst - Set down a fantastic private road, we are pleased to offer this three bedroom semi detached property with potential to extend (SSTP). The property has excellent access to Tilehurst train station, a bus route leading to Reading town centre and junction 12 of the M4 motorway, while being a reasonable distance from various local primary and secondary schools. Further accommodation includes three reception areas, a refitted kitchen, and two first floor bathrooms. Other features include double glazed windows, gas central heating, driveway parking for multiple vehicles, a bonus loft room, a detached garage with a separate studio built onto the rear, and a large enclosed rear garden.

- Three Bedrooms
- Three Reception Areas
- Two Bathrooms
- Bonus Loft Room
- Garage & Studio
- Driveway Parking
- Private Road
- Enclosed Rear Garden



GROUND FLOOR 1106 sq.ft. (102.7 sq.m.) approx. 1ST FLOOR 613 sq.ft. (57.0 sq.m.) approx. 2ND FLOOR 203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 1922 sq.ft. (178.5 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

wood flooring, double radiator.

Entrance Hall

Laminate wood flooring, double radiator, access into all ground floor rooms, stairs leading to first floor.

Living Room

12' 4" x 11' 8" (3.76m x 3.56m) Front aspect double glazed bay fronted window, double radiator, laminate wood flooring, telephone point.

Kitchen

20' 8" x 7' 7" (6.30m x 2.31m) Side aspect double glazed windows, range of base and eye level units, range style oven with five point hob and extractor hood, one and a half bowl with drainer, space for multiple white goods, tiled flooring and partly tiled walls, downlights, double radiator.

Dining Room

10' 10" x 10' 6" (3.30m x 3.20m) Rear aspect French doors, laminate

Family Room

14' 5" x 11' 8" (4.39m x 3.56m) Feature fireplace, double radiator, television point, laminate wood flooring.

First Floor

Landing

Access to all first floor rooms, loft hatch providing access to bonus loft room.

Master Bedroom

17' 0" x 11' 8" (5.18m x 3.56m) Front aspect double glazed window, double radiator.

Bedroom Two

17' 7" x 10' 6" (5.36m x 3.20m) Rear aspect double glazed window, laminate wood flooring, double radiator.

Bedroom Three

10' 5" x 9' 7" (3.17m x 2.92m) Rear aspect double glazed window, double radiator.

Bathroom

6' 11" x 5' 9" (2.11m x 1.75m) Front aspect double glazed window, bath, pedestal wash basin, low level wc, heated towel rail, tiled walls and flooring.

Shower Room

6' 8" x 4' 0" (2.03m x 1.22m) Side aspect double glazed window, shower, wash basin with vanity unit, low level wc, heated towel rail, tiled walls and flooring, automatic downlights.

Second Floor

Bonus Loft Room

15' 6" x 10' 7" (4.72m x 3.23m) Velux window, eaves storage.

Garage

27' 3" x 9' 9" (8.31m x 2.97m) Side aspect double glazed window, up and over garage door, side door, loft space, power.

Studio

21' 3" x 8' 6" (6.48m x 2.59m) Side door, side and rear aspect double glazed window.

Outside

Driveway

Off road parking provided for multiple vehicles.

Rear Garden

Large enclosed rear garden, patio area with large lawn beyond and greenhouse at rear.

Council Tax Band