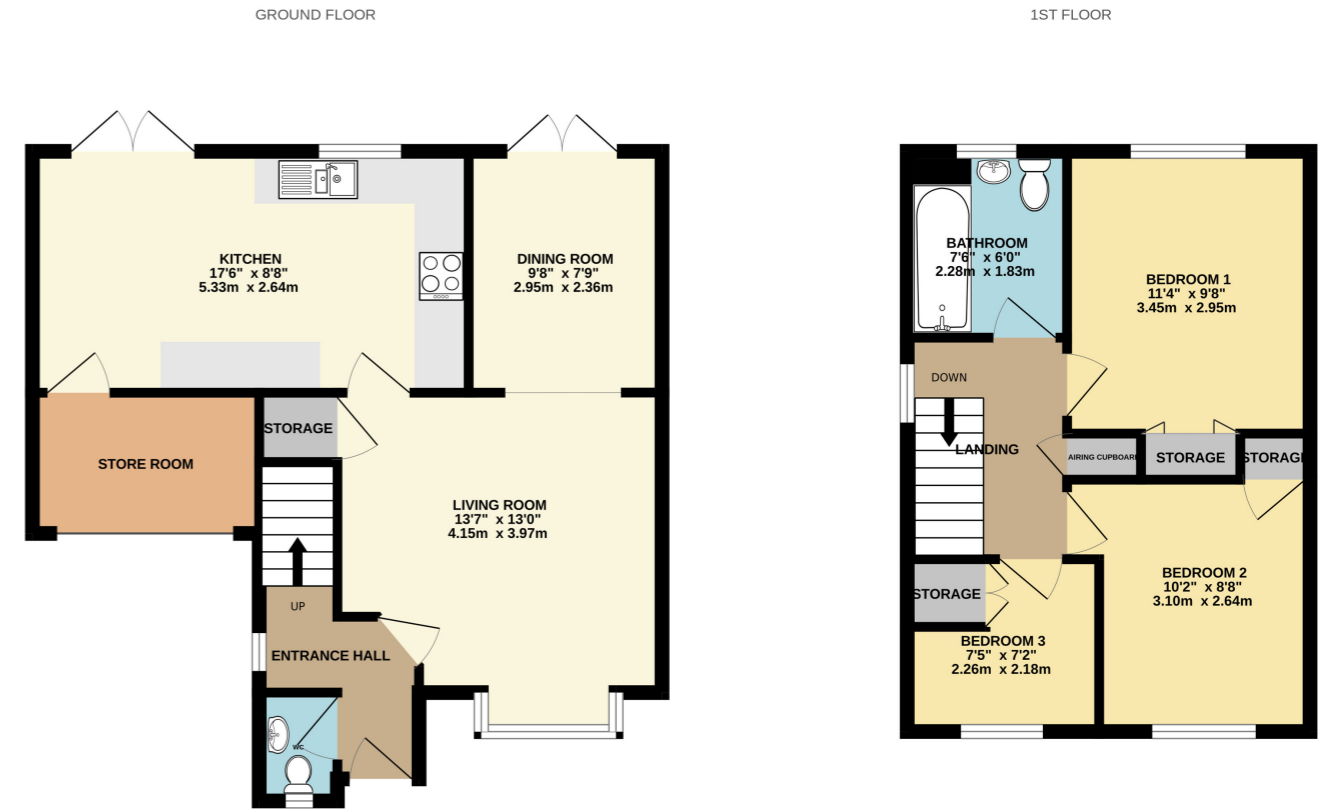


Hirstwood, Tilehurst, Reading.

£440,000 Freehold

Arins Property Services - Offered to the market is this beautifully presented three bedroom link detached property. The property is tucked away in a cul de sac situated in the desirable Potteries Estate, being close to various Ofsted-rated 'good' primary and secondary schools, as well as being within walking distance of Tilehurst train station, a bus route leading to Reading town centre, and various local amenities and parks in Tilehurst village. Further accommodation includes two reception areas, an extended kitchen, downstairs wc, a first floor family bathroom. Other features include double glazed windows, gas central heating, wool carpets, driveway parking for multiple vehicles, and an enclosed rear garden.

- Three Bedrooms
- Two Reception Areas
- Extended Kitchen
- Downstairs W/C
- Cul De Sac
- Driveway Parking
- Enclosed Rear Garden
- Decorated to High Standard Throughout



HIRSTWOOD
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

goods, tiled flooring, rear aspect double glazed window, French doors leading into rear garden, downlights.

Entrance Hall

Stairs leading to first floor, side aspect double glazed windows, tiled flooring, access into living room and downstairs WC.

Living Room

13' 7" x 13' 0" (4.14m x 3.96m) Front aspect double glazed bay fronted window, double radiator, television point, understairs storage cupboard.

Dining Room

9' 8" x 7' 9" (2.95m x 2.36m) French door leading onto rear garden, double radiator.

Kitchen

17' 6" x 8' 8" (5.33m x 2.64m) Range of base and eye level units, electric hob with extractor hood, one and a half sink bowl with drainer, built in oven, built in dishwasher, space for white

Store Room

9' 1" x 5' 8" (2.77m x 1.73m) Up and over garage door, has light, power, and water, and space for white goods.

Downstairs WC

Front aspect double glazed window, low level wc, wash basin with vanity unit, tiled flooring.

First Floor

Landing

Access to all first floor rooms, side aspect double glazed window, airing cupboard, loft hatch to partially boarded, insulated loft.

Bedroom One

11' 4" x 9' 8" (3.45m x 2.95m) Rear aspect double glazed

window, television point, built in wardrobe, single radiator.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m) Front aspect double glazed window, built in storage, single radiator.

Bedroom Three

7' 5" x 7' 2" (2.26m x 2.18m) Front aspect double glazed window, single radiator, built in storage cupboard.

Family Bathroom

7' 6" x 6' 0" (2.29m x 1.83m) Rear aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with shower, linoleum flooring, partly tiled walls.

Outside

Driveway

Brick paved driveway providing off road parking for multiple

vehicles.

Rear Garden

Fence enclosed South Westerly facing rear garden, patio area with step onto good sized lawn, surrounded by mature shrubs, and flower beds.

Council Tax Band

E

