



Home Croft, Tilehurst, Reading.

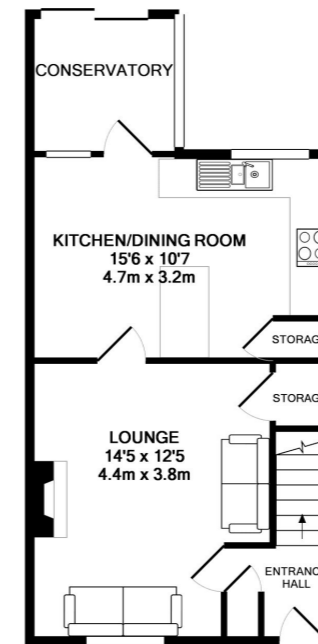
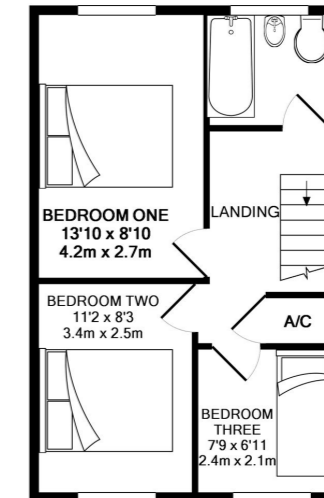
£420,000 Freehold

Arins Tilehurst - Offered to the market is this three bedroom semi detached home, the property is situated on the popular SNW estate and is within the Birch Copse school catchment area, while being close to a bus route leading to Reading town centre and Tilehurst train station. Further accommodation includes a lounge, kitchen/ dining room, conservatory and a first floor bathroom. Other features include gas central heating, double glazed windows, a garage, driveway parking and an enclosed rear garden.

- Three Bedrooms
- Lounge
- Kitchen / Dining Room
- Modern Bathroom
- Conservatory
- Enclosed Rear Garden
- Garage
- Driveway Parking

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.





1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1031 SQ.FT. (95.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)

Property Description

Ground Floor

Entrance Hall

Front door opens to Entrance Hall. Access to Lounge and Stairs to First Floor.

Lounge

14'5 x 12'5 (4.4m x 3.8m) Access Entrance Hall and Kitchen/Dining Room. Fireplace. Front aspect double glazed window.

Kitchen/Dining Room

15'6 x 10'7 (4.7m x 3.2m) Access to Lounge and Conservatory. Dining Area. Rear aspect double glazed window. Range of base and eye level kitchen units. Gas hob with extractor over. Built in Oven. Storage Cupboard.

Conservatory

Access to Kitchen/Dining Room. Double UPVC doors to Rear Garden. Rear Aspect Double Glazed UPVC windows.

First Floor

First Floor Landing

Side Aspect Double Glazed window. Access to all three bedrooms and bathroom. Over stairs cupboard.

Family Bathroom

Rear Aspect Double Glazed window. Modern matching bathroom suite comprising of low level WC, fitted wash basin with storage under, bath with fitted shower over.

Bedroom One

13'10 x 8'10 (4.2m x 2.7m) Rear Aspect Double Glazed window. Access from Landing.

Bedroom Two

11'2 x 8'3 (3.4m x 2.5m) Front Aspect Double Glazed window. Access from Landing.

Bedroom Three

7'9 x 6'11 (2.4m x 2.1m) Front Aspect Double Glazed window. Access from Landing.

Outside

Rear Garden

Fence enclosed rear garden. Patio area by Conservatory. Lawn with earth border to side. Purpose built raised pond. Mature shrubs and plants. Side Access.

Garage & Parking

Single Garage with up and over door. Driveway parking for one car to the front of Garage.

Council Tax Band

D

