

175 Fairford Road, Tilehurst, Reading, Berkshire.
RG31 6QT.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



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RG31 6QT.

£430,000 Freehold

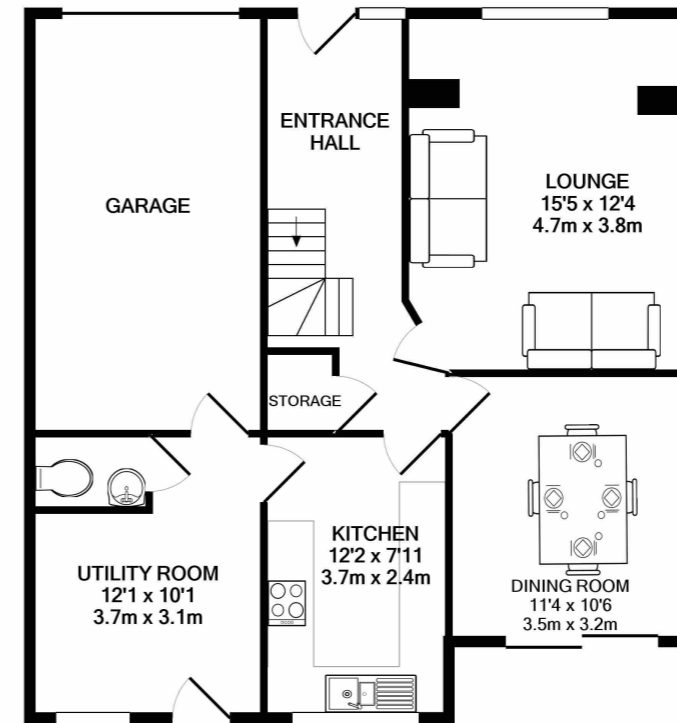
Offered to the market with no onward chain complications, is this extended four bedroom semi detached family home. The property is situated within walking distance of a bus route leading to Reading town centre, is a reasonable distance from Tilehurst train station, while being close to various local primary and secondary schools. Further accommodation includes two reception rooms, refitted kitchen, separate utility room, downstairs WC and two separate bathrooms. Other features include double glazed windows, gas central heating, driveway parking for a number of vehicles, a single garage and an enclosed rear garden.

- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Downstairs WC
- Family Bathroom
- Separate Shower Room
- Single Garage
- No Onward Chain

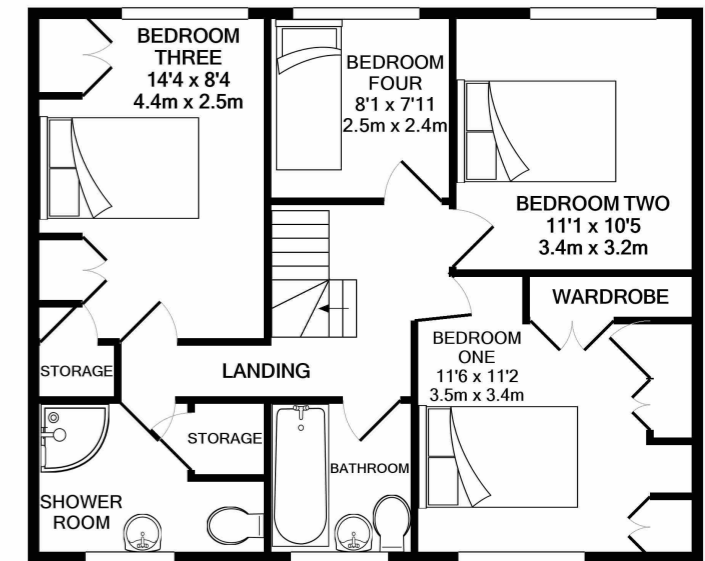
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
APPROX. FLOOR
AREA 821 SQ.FT.
(76.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 665 SQ.FT.
(61.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1486 SQ.FT. (138.1 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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Property Description

Ground Floor

Extended Entrance Hall

Stairs leading to first floor, laminated flooring, understairs cupboard, double radiator.

Lounge

15' 5" MAX x 12' 4" (4.70m x 3.76m) Front aspect double glazed window, double radiator, TV point, telephone point.

Dining Room

11' 4" x 10' 6" (3.45m x 3.20m) Patio doors leading to rear garden, double radiator, TV point.

Kitchen

12' 2" x 7' 11" (3.71m x 2.41m) Rear aspect double glazed window, a range of eye and base level units, one and half bowl with drainer, fitted gas hob with extractor fan overhead plus separate electric oven, space for fridge/ freezer, plumbing for dishwasher, space for washing machine, single radiator, Amtico flooring, door to utility room.

Utility Room

12' 1" x 10' 1" (3.68m x 3.07m) Rear aspect double glazed window, double radiator, Amtico flooring, telephone point, separate doors to downstairs WC, garage and rear garden.

Downstairs WC

Low level WC, wash hand basin, single radiator, extractor fan.

First Floor

Landing

Loft hatch, access to all first floor rooms.

Bedroom One

11' 2" x 11' 6" (3.40m x 3.51m) Rear aspect double glazed window, various fitted double wardrobes with fitted chest of drawers plus eye level storage, single radiator.

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m) Front aspect double glazed window, single radiator.

Bedroom Three

14' 4" x 8' 4" (4.37m x 2.54m) Front aspect double glazed window, double radiator, loft hatch, TV point, various fitted wardrobes and eye level storage, TV point, storage cupboard.

Bedroom Four

8' 1" x 7' 11" (2.46m x 2.41m) Front aspect double glazed window, single radiator.

Family Bathroom

Rear aspect double glazed window, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, single radiator.

Separate Shower Room

Rear aspect double glazed window, fitted shower cubicle, low level WC, pedestal wash hand basin, single radiator, storage cupboard, wall mounted boiler.

Outside

Front Garden

The front garden is enclosed by brick walls, blocked paved driveway offering parking for a number of vehicles and access to garage.

Single Garage

Up and over garage door, light and power.

Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio area with access to a lawned area, wooden built shed and separate vegetable patch.

Council Tax Band