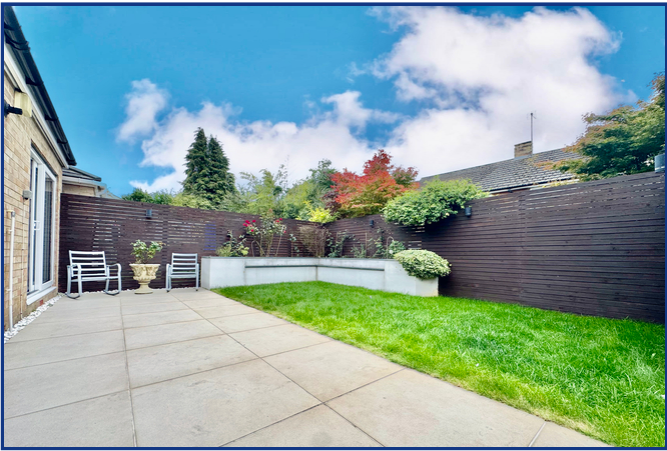


Berkshire Drive, Tilehurst, Reading, Berkshire.
RG31.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
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Berkshire Drive, Tilehurst, Reading, Berkshire.
RG31. £600,000 Freehold

Arins Tilehurst are pleased to present this beautifully refurbished and extended four bedroom family home, ideally located on a popular residential road in Tilehurst. Offered to the market freehold, this spacious property also features a fully self-contained one bedroom annex, perfect for multi-generational living, guests, or potential rental income. The main house offers generous and modern living throughout. The ground floor comprises a large open plan lounge and dining area, ideal for entertaining, and a stylish refitted kitchen overlooking the landscaped rear garden. A downstairs WC adds to the convenience. Upstairs, there are four well sized bedrooms including three generous doubles and a single, along with a modern family bathroom. The annex is accessed via a private entrance and includes a kitchenette and living area, double bedroom, and a contemporary three piece shower room. This space is ideal for extended family, a home office, or independent rental use. Outside, the rear garden has been beautifully landscaped and provides a private space for relaxation or play. To the front, there is ample off road parking for multiple vehicles. Situated close to Tilehurst Village, the property benefits from easy access to local shops, well regarded schools, and excellent transport links including bus routes and Tilehurst train station with direct services to Reading and London Paddington. This is a versatile and well finished home in a desirable location. Early viewings are highly recommended.

- Four Bedroom Semi Detached
- Annexe Attached
- Driveway for 2 Cars
- Immaculate Condition
- Walk in Wardrobe
- Landscaped Rear Garden
- Freehold House
- Dual Aspect Lounge Dining Room

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.

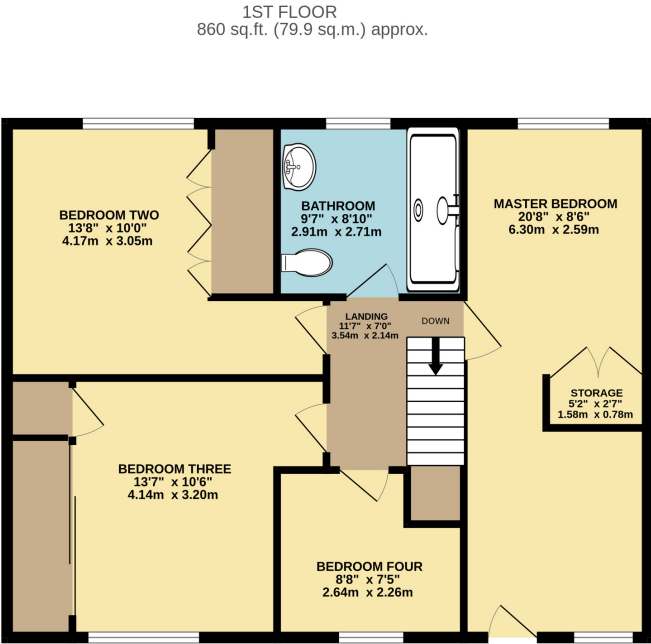
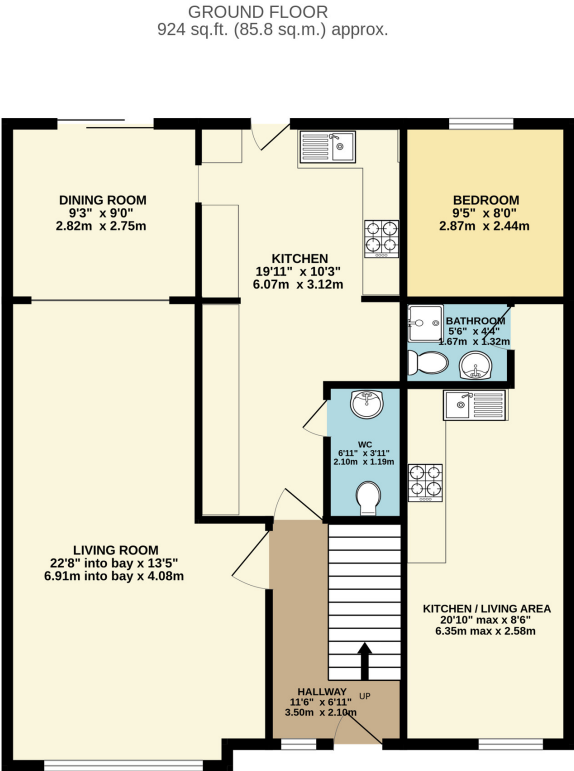


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1784 sq.ft. (165.8 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

Hallway

11' 6" x 6' 11" (3.51m x 2.11m)

Kitchen

19' 11" x 10' 3" (6.07m x 3.12m)

Dinning Room

9' 3" x 9' 0" (2.82m x 2.74m)

Living Room

22' 8" x 13' 5" (6.91m x 4.09m)

Annexe - Kitchen / Living Area

Annexe - Bedroom

9' 5" x 8' 0" (2.87m x 2.44m)

Annexe - Bathroom

5' 6" x 4' 4" (1.68m x 1.32m)

First Floor

Master Bedroom

20' 8" x 8' 6" (6.30m x 2.59m)

Bedroom Two

13' 8" x 10' 0" (4.17m x 3.05m)

Bedroom Three

13' 7" x 10' 6" (4.14m x 3.20m)

Bedroom Four

Bathroom

9' 7" x 8' 10" (2.92m x 2.69m)

Ground Floor External

Driveway Parking

Rear Garden

Council Tax Band

E

