



Reading, Berkshire. RG31 5WG.

£400,000

Arins Property Services proudly present this beautifully maintained three-bedroom family home, perfectly positioned in a peaceful cul-de-sac in the heart of Tilehurst. The property offers a bright sitting room and an open-plan kitchen and dining area, ideal for modern family living, with doors leading to a private enclosed garden with patio and lawn. Upstairs features three spacious double bedrooms and a stylish refitted family bathroom. Further benefits include a front garden, garage in a nearby block with parking in front, and gas central heating. Close to excellent schools, shops, parks, and transport links including Tilehurst Station and Junction 12 of the M4, this attractive home combines style, comfort, and convenience, making it an ideal choice for families and professionals alike.

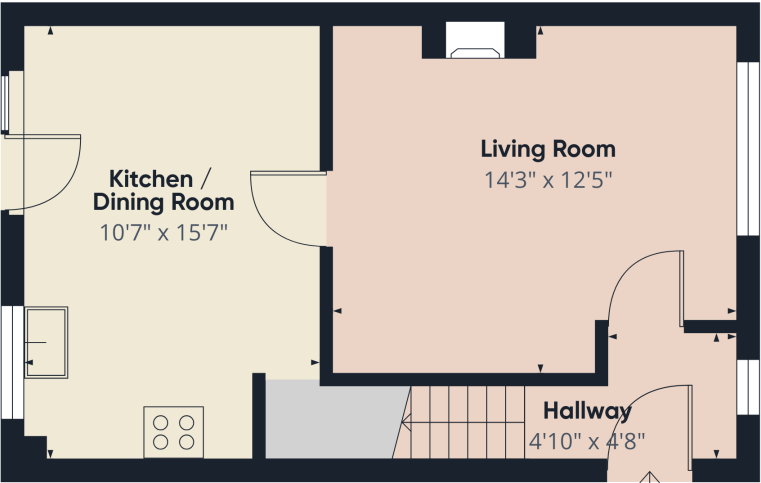
- End of Terrace
- Freehold
- Immaculate Condition
- Three Bedroom
- Rear Garden
- Side Access into Rear Garden
- Kitchen / Diner
- Separate Living Room



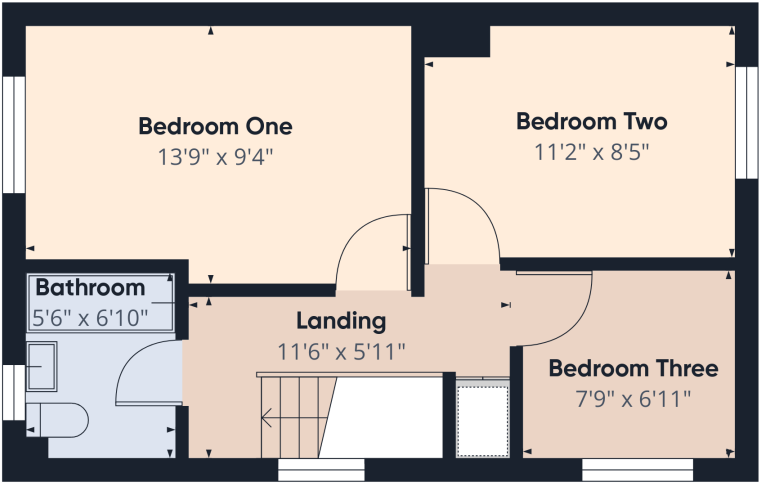
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Floor 0



Floor 1

Approximate total area^m
741 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

Ground Floor

Entrance Hall

4' 10" x 4' 8" (1.47m x 1.42m)

Living Room

14' 3" x 12' 5" (4.34m x 3.78m)

Kitchen / Dining Room

10' 7" x 15' 7" (3.23m x 4.75m)

First Floor

Landing

11' 6" x 5' 11" (3.51m x 1.80m)

Bedroom One

13' 9" x 9' 4" (4.19m x 2.84m)

Bedroom Two

11' 2" x 8' 5" (3.40m x 2.57m)

Bedroom Three

7' 9" x 6' 11" (2.36m x 2.11m)

First Floor

Rear Garden

Council Tax Band

