

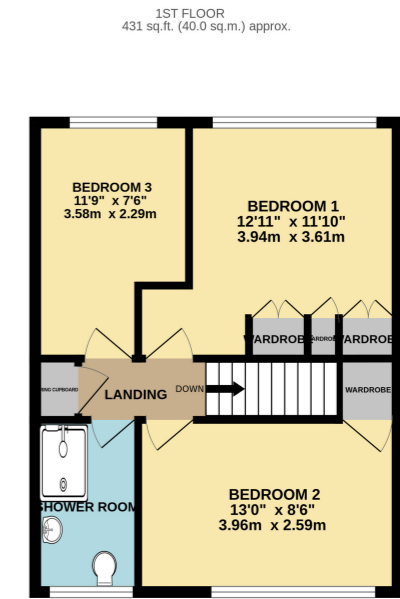
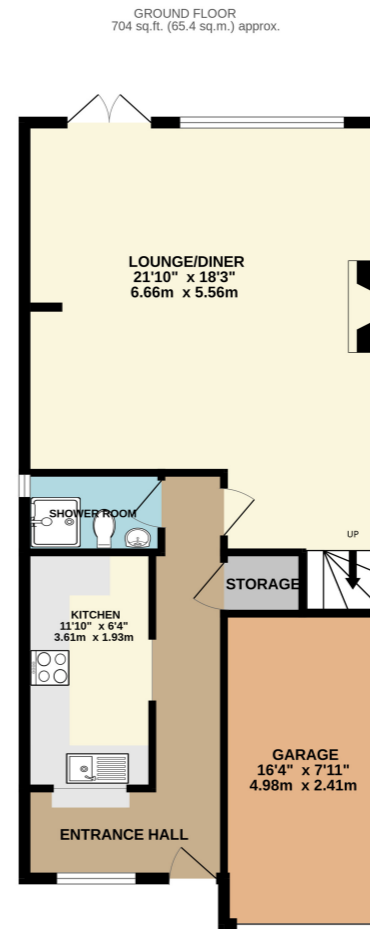


Cecil Aldin Drive, Tilehurst, Reading.

£425,000 Freehold

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN COMPLICATIONS is this well presented, three bedroom semi detached property. The property is in a highly sought after area, sitting on the Tilehurst/ Purley borders while being closed to a bus route which leads to Reading town centre and is a reasonable distance from Pangbourne village and Tilehurst train station, along with being on the doorstep of Denefield School and Long Lane Primary School among others. Further accommodation includes a lounge dining room, refitted kitchen, downstairs shower room and an upstairs shower room. Other features include an enclosed rear garden, driveway parking, an integral garage, gas central heating, a water softener, and double glazed windows throughout

- NO ONWARD CHAIN
- Three Bedrooms
- Refitted Kitchen
- Downstairs & Upstairs Shower Room
- Lounge Dining Room
- Driveway Parking
- Potential to Convert Garage
- Private Rear Garden



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 sq.m.) approx.  
While 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.  
Map data © Mapbox 2020

## Property Description

### Ground Floor

#### Entrance Hall

Front aspect double glazed window, breakfast bar, under stairs cupboard, double radiator, laminated wood flooring.

#### Lounge Dining Room

21' 10" x 18' 3" (6.65m x 5.56m) Rear aspect double glazed window, French doors leading to rear garden, feature gas fireplace, single radiator, double radiator, TV point.

#### Kitchen

11' 10" x 6' 4" (3.61m x 1.93m) Range of base and eye level units, induction hob with extractor hood, built in electric fan oven, built in dish washer, 1.5 bowl sink with draining board, space for white goods, tiled floor and walls.

#### Shower Room

6' 10" x 3' 11" (2.08m x 1.19m) Side aspect double glazed window, shower cubicle with electric shower, low level wc, pedestal wash basin, party tiled walls, laminated wood flooring.

#### Garage

7' 11" x 16' 4" (2.41m x 4.98m) Up and over garage door, gas and electricity meters, power.

### First Floor

#### Landing

Loft hatch, airing cupboard.

#### Bedroom One

12' 11" x 10' 6" (3.94m x 3.20m) Rear aspect double glazed window, range of fitted wardrobes, single radiator, TV point.

#### Bedroom Two

13' 0" x 8' 6" (3.96m x 2.59m) Front aspect double glazed window, built in storage cupboard, double radiator.

#### Bedroom Three

7' 6" x 11' 9" (2.29m x 3.58m) Rear aspect double glaze window, TV point, single radiator.

#### Shower Room

8' 9" x 4' 11" (2.67m x 1.50m) Front aspect double glazed window, low level wc, shower cubicle with electric shower, pedestal wash basin, single radiator, partly tiled walls.

### Outside

#### Garden

Fence enclosed rear garden that comprises of three sections; a patio to the rear of the property, leading up to a lawned section,

which leads up to another patio area. The property also benefits from a side access and a shed at the rear of the garden.

### Parking

Driveway parking for one vehicle.

### Council Tax Band

D

