



**Mayfair, Tilehurst, Reading, Berkshire. RG30.**

**£535,000 Freehold**

Arins Property Services are delighted to present this immaculately presented and extended four-bedroom family home, ideally located on the popular Mayfair. The property offers spacious and versatile accommodation throughout. On entry, a welcoming hallway leads to the main living room at the front, which flows through to the stunning open-plan kitchen/diner at the rear. This bright and sociable space features ample storage, a breakfast bar, and French doors opening onto the garden, making it ideal for family life and entertaining. To the right, the extension provides a generous dining room, utility room, and a downstairs shower room, with additional access to the garden perfect for practical family living. A second reception room to the front offers flexibility as a study, playroom, or additional lounge. Upstairs comprises four well-proportioned double bedrooms, all with built-in wardrobes, along with a family bathroom. Externally, the property benefits from driveway parking for multiple vehicles, a spacious rear garden with patio and lawn, an outbuilding, and a secure enclosed hardstanding area with double-gate access, ideal for large vehicles or storage. The extension has the potential for a self-contained annexe, offering excellent versatility subject to planning permission. Situated within walking distance of Tilehurst Triangle, with local shops, cafés, bus routes to Reading town centre, parks, and highly regarded schools nearby.

- Four Double Bedrooms
- Three Reception Rooms downstairs
- Two Bathrooms
- Driveway Parking For Multiple Cars
- Immaculate Condition
- Private Rear Garden





## Property Description

### Council Tax Band

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