

Mayfair, Tilehurst, Reading, Berkshire. RG30.



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£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

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.

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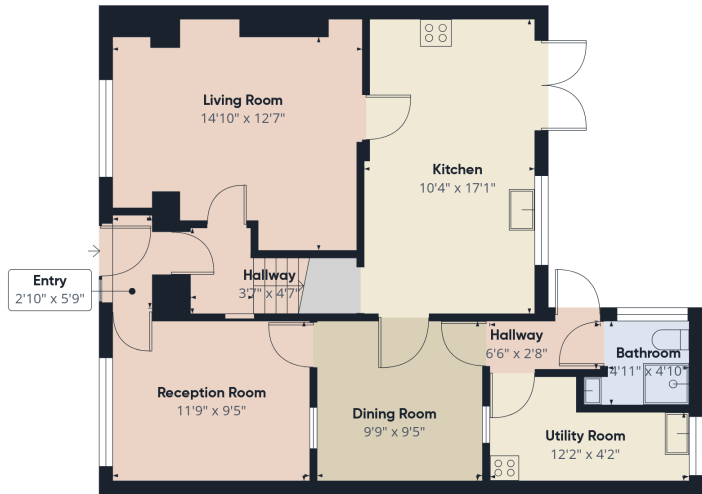


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Floor 0



Floor 1



Approximate total area^m
1322 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

Council Tax Band

D

