



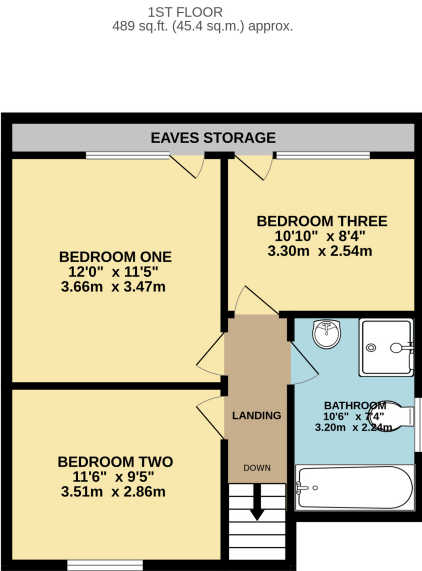
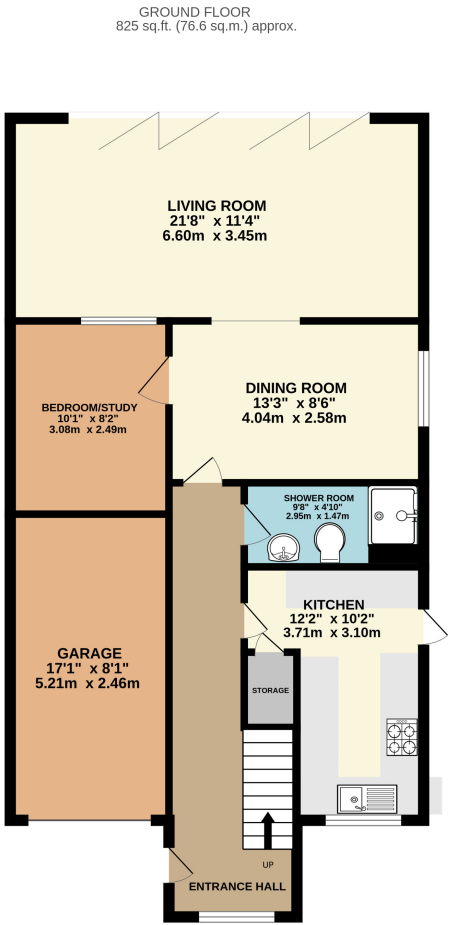
Westwood Glen, Tilehurst, Reading.

£450,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, 3/4 bedroom, semi detached family home. The property is situated in a highly desirable area, within the popular Birch Copse and Little Heath school catchment area. The property also has access to various local shops and amenities, is close to a bus route leading to Reading town centre and Tilehurst train station, and within a short walk to Sulham Woods and countryside. Further accommodation includes a living room, dining room, kitchen, downstairs shower room, and an upstairs family bathroom. Other features include an driveway parking for multiple vehicles, an integral garage with the possibility of conversion, a large rear garden, double glazed windows and gas central heating.

- 3/4 Bedrooms
- Living Room With Bi-Fold Doors Leading To Garden
- Downstairs Shower Room
- Refitted Modern Bathroom
- Large Rear Garden
- Integral Garage
- Driveway Parking
- Close to Sulham Woods





TOTAL FLOOR AREA: 1314 sq.ft. (122.0 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

Entrance Hall

Front aspect double glazed window. Provides access to kitchen, shower room and dining room, double radiator, laminated wood flooring.

Living Room

21' 8" x 11' 4" (6.60m x 3.45m) Rear aspect bi-fold doors leading to decking, TV point, two upright radiators.

Dining Room

13' 3" x 8' 6" (4.04m x 2.59m) Side aspect double glazed window, laminated wood flooring, double radiator.

Kitchen

10' 2" x 12' 7" (3.10m x 3.84m) Front aspect double glazed window, range of base & eye level units, four point electric hob with extractor hood, built in single oven, built in grill oven, space for washing machine, space for dish washer, space for tumble dryer, space for fridge freezer, pantry cupboard, single radiator.

Bedroom/Study

8' 2" x 10' 1" (2.49m x 3.07m) Telephone point, single radiator.

Shower Room

9' 8" x 4' 10" (2.95m x 1.47m) Wash basin with vanity unit, shower cubicle, low level WC, tiled floor and walls, heated towel rail, downlights.

First Floor

Landing

Offers access to all bedrooms, the family bathroom and the loft.

Master Bedroom

11' 5" x 12' 0" (3.48m x 3.66m) Rear aspect double glazed window, access to eaves storage, single radiator.

Bedroom Two

11' 6" x 9' 5" (3.51m x 2.87m) Front aspect double glazed window, single radiator.

Bedroom Three

Rear aspect double glazed window, access to eaves storage, single radiator.

Family Bathroom

7' 4" x 10' 6" (2.24m x 3.20m) Side aspect double glazed window, panel enclosed bath with shower, shower cubicle, wash basin with vanity unit, low level WC, shaving point, heated towel rail, tiled walls and floor, downlights.

Outside

Parking

Driveway parking for multiple vehicles.

Rear Garden

Beautiful fence enclosed private rear garden compromised of a large composite deck and barbeque area, leading onto a lawn, with a shed for storage and separate raised decking area at the rear. There is also side access to the garden.

Council Tax Band

D

