



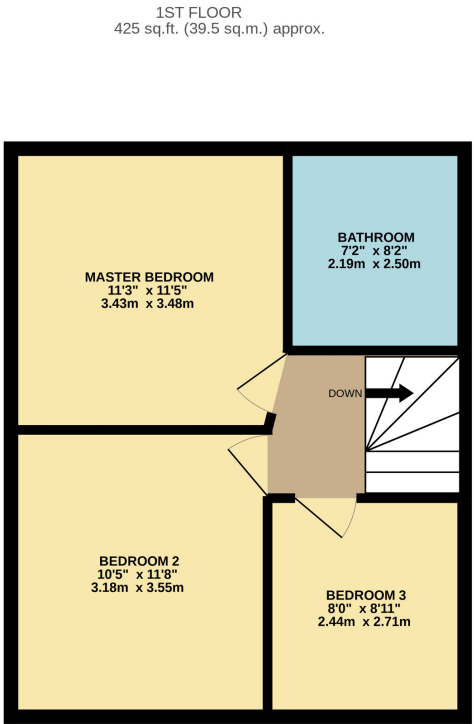
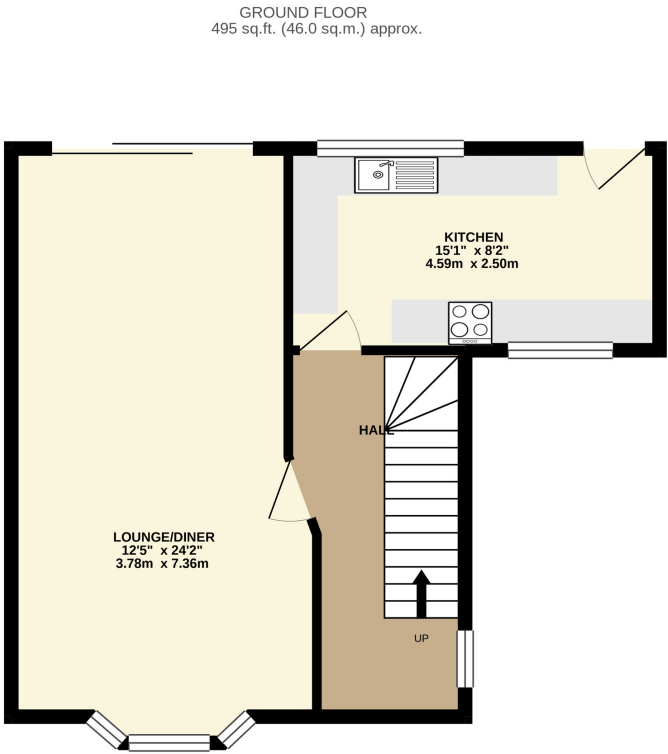
Old Farm Crescent, Tilehurst, Reading.

£400,000 Freehold

Offered to the market with no onward chain complication is this stunning three bedroom semi detached home. The property has excellent access to Downsway primary and Westwood farm infants schools, Tilehurst train station, while being close to a bus route leading to Reading town centre and various shops and amenities. Further accommodation includes a lounge diner, a kitchen, and a first floor bathroom. Other features include double glazed windows, gas central heating, off road parking, garage and a large rear garden.

- Three Bedrooms
- Lounge/ Diner
- Kitchen
- Garage & Driveway Parking
- Large Rear Garden
- Feature Electric Fire Place
- Double Glazed Window
- Gas Central Heating





TOTAL FLOOR AREA : 920 sq.ft. (85.5 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

Living Room

12' 5" x 23' 1" (3.78m x 7.04m) Double radiator, television point, Electric fireplace, Front aspect double glazed window, and patio doors leading to garden.

Kitchen

8' 2" x 15' 1" (2.49m x 4.60m) Laminate flooring, range of base and eye level units, single sink with drainer, tiled walls, front and rear aspect double glazed window, space for washing machine, space for fridge, space for oven.

Master Bedroom

11' 5" x 11' 5" (3.48m x 3.48m) Rear aspect double glazed window, built in double cupboard, single radiator.

Bedroom 2

11' 2" x 10' 5" (3.40m x 3.17m) Front aspect double glazed window, single radiator.

Bedroom 3

8' 2" x 8' 6" (2.49m x 2.59m) Rear aspect double glazed window, single radiator.

Bathroom

7' 4" x 8' 1" (2.24m x 2.46m) Rear aspect double glazed window, vinyl flooring, panel enclosed bath with shower, pedestal wash basin, low level wc, partly tiled walls, airing cupboard, single radiator.

Rear Garden

Small patio area leading to large lawn area.

Garage

Up and over door, light, access into garden, power.

Council Tax Band