

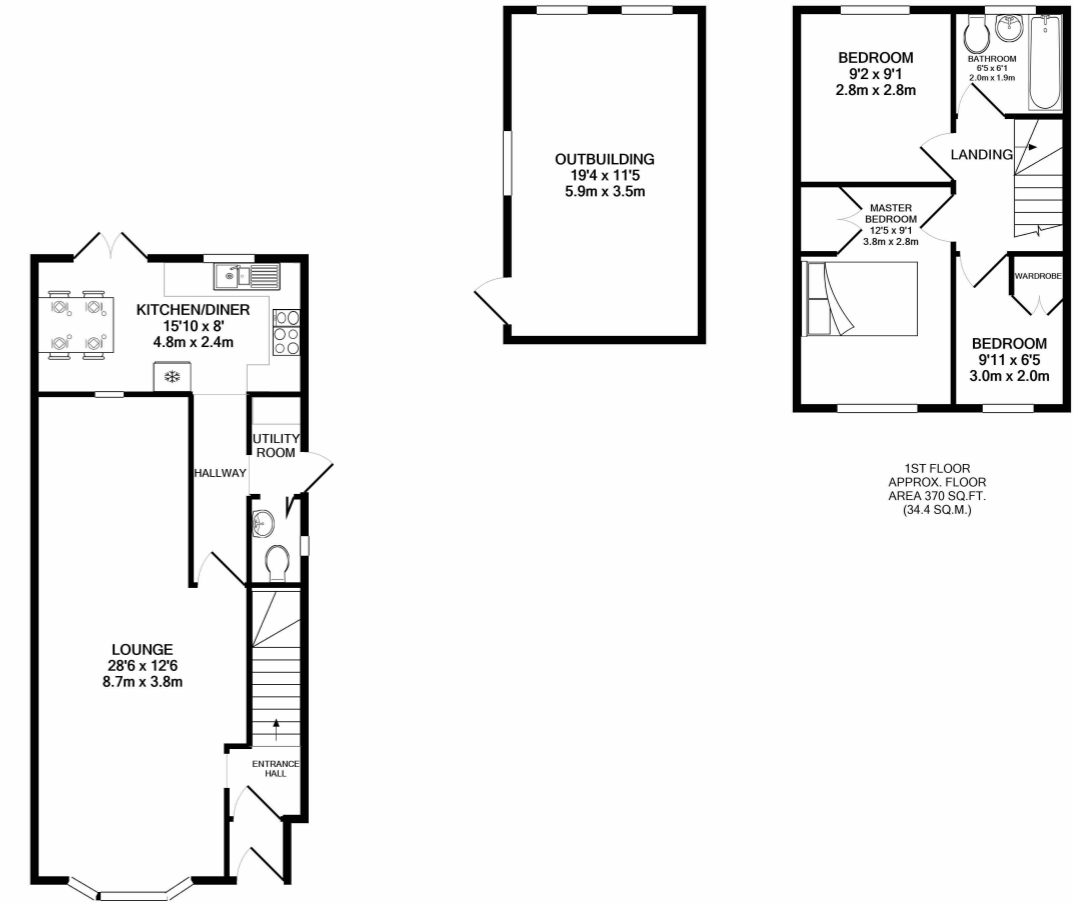


Skilton Road, Tilehurst, Reading.

£400,000 Freehold

Arins Tilehurst - Offered to the market is this well presented three bedroom semi detached cooks built property benefitting with fantastic potential to extend STPP. The property is located in an extremely desirable cul-de-sac location, while having excellent access to Tilehurst train station, is close to a number of popular primary and secondary schools, aswell as being within walking distance of various local shops and amenities. Further accommodation includes a large lounge, refitted kitchen diner, utility room, and a downstairs wc. Other features include driveway parking for a number of vehicles, detached single garage, a separate outbuilding with electricity and heating, double glazed windows, gas central heating and a good sized enclosed rear garden.

- Three Bedrooms
- Large Lounge
- Refitted Kitchen/Diner
- Utility Room
- Downstairs W/C
- Outbuilding
- Driveway & Garage
- Enclosed Rear Garden



GROUND FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(74.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1171 SQ.FT. (108.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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

#### Porch

Tiled flooring, single radiator, access into entrance hall.

#### Entrance Hall

Single radiator, downlights, thermostat, access into living room, stairs leading to first floor.

#### Lounge

28' 6" x 12' 6" MAX (8.69m x 3.81m) Front aspect double glazed bay window, three double radiators, television point.

#### Kitchen

15' 10" x 8' 0" (4.83m x 2.44m) Tiled flooring, rear aspect double glazed window, French doors into garden, range of base and eye level units, one and a half sink with drainer, underfloor heating, downlights, space for large gas oven with extractor fan, space for dishwasher, space for fridge freezer, partly tiled walls.

### Utility

Plumbing for washing machine, home to combi boiler, tiled flooring, downlights, side access onto driveway.

### Downstairs WC

6' 2" x 3' 5" (1.88m x 1.04m) Side aspect double glazed window, tiled flooring, extractor fan, partly tiled walls, low level wc, hand basin, downlights.

### First Floor

#### Landing

Access to all first floor rooms, side access double glazed window, loft hatch with pull down ladder to a mostly boarded loft with electricity.

#### Bedroom One

12' 5" x 9' 1" (3.78m x 2.77m) Front aspect double glazed window, double radiator, fitted wardrobe, television point.

#### Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m) Rear aspect double glazed windows, double radiator.

#### Bedroom Three

9' 11" x 6' 5" (3.02m x 1.96m) Front aspect double glazed windows, double radiator, fitted wardrobe.

#### Bathroom

6' 5" x 6' 1" (1.96m x 1.85m) Tiled walls and flooring, low level wc, wash basin with vanity unit, rear aspect double glazed window, panel enclosed bath with shower, extractor fan, downlights, heated towel rail.

### Outside

#### Driveway.

Concrete driveway with parking for multiple cars leading to detached garage at bottom of drive, side access into house and rear garden.

#### Rear Garden

Fence enclosed rear garden with patio area leading to a large lawn area with fish pond, surrounded by mature shrubs.

#### Outbuilding

19' 4" x 11' 5" (5.89m x 3.48m) At rear of garden with electricity - light and heating.

#### Council Tax Band