



Armour Hill, Tilehurst, Reading, Berkshire. RG31.

£325,000 Freehold

Arins Property Services offer to the market with no onward chain, this well-loved three-bedroom semi-detached home in the heart of Tilehurst. Owned by the same family since it was built in 1963, the property is now available for the first time, offering fantastic potential for a new generation to make it their own.

Downstairs, the home welcomes you with a spacious entrance hall. To the left is a bright lounge featuring a large bay window, creating a warm and inviting space for relaxing or entertaining. The lounge flows directly into the dining area, perfect for family meals or a versatile play/study area. With a door leading out to the expansive rear garden, seamlessly blending indoor and outdoor living. The kitchen, located at the rear of the property, also provides direct access to the garden and offers pleasant views across the lawn ideal for those who enjoy cooking with a view.

Upstairs, you'll find three well-proportioned bedrooms including two generous doubles and one comfortable single as well as a brand-new, never-used family bathroom, recently fitted and stylishly finished. The standout feature of this home is undoubtedly the large rear garden, perfect for growing families, gardeners, or those who simply love outdoor space. With wide side access and a patio area ideal for outdoor dining or summer barbecues, this garden offers huge potential.

- Three Bedroom House
- Semi- Detached
- Large Rear garden
- No Onward Chain
- Two Reception Rooms
- Refurbished Bathroom

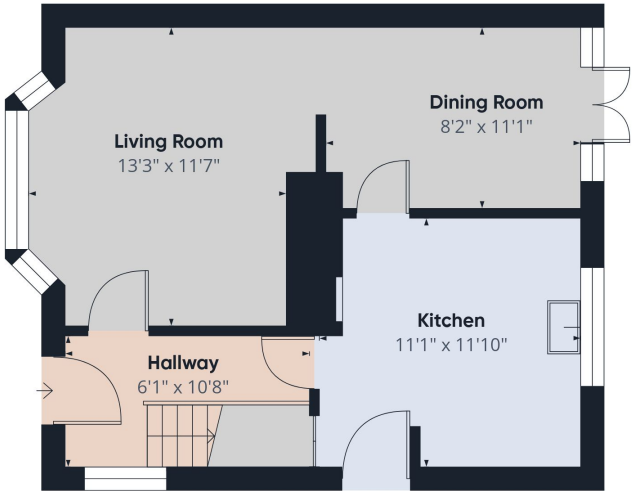


Armour Hill is perfectly positioned a short walk to Tilehurst Train Station as well as Tilehurst Triangle which has a wide range of shops, cafés (including The Switch), Co-op, pharmacy, pubs, and other local amenities. The property is also positioned near excellent bus routes to Reading Town Centre, as well as be walking distance to Arthur Newbery Park, one of Reading's oldest and most beloved parks, ideal for dog walkers and families. This property represents a unique chance to own a much-loved family home in a sought-after location with excellent transport links, amenities, and green space on your doorstep.

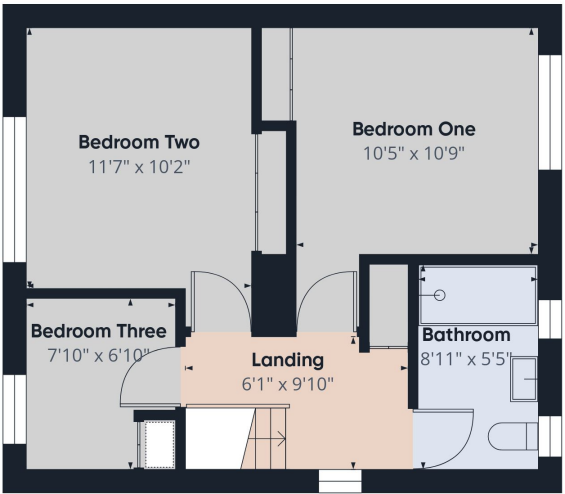
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Floor 0



Floor 1

Approximate total area^m
858 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

