



Firs Road, Tilehurst, Reading.

£600,000 Freehold

Arins Property Services - Offered to the market with no onward chain complications is this three bedroom detached chalet bungalow tucked away at the bottom of a close that comes with the added benefit of having fantastic potential to extend (STPP). The property is located close to the number 17 bus route which leads to Reading town centre, has excellent access to junction 12 of the M4 motorway, while being a reasonable distance from Tilehurst village centre which includes various local amenities. Further accommodation includes two reception rooms, a kitchen breakfast room, conservatory, and a refitted bathroom with a separate toilet. Other features includes gas central heating, double glazed windows, off road parking for multiple vehicles, and a large enclosed rear garden.

- Three Double Bedrooms
- Two Reception Rooms
- Kitchen Breakfast Room
- Refitted Bathroom
- Conservatory
- Driveway Parking
- Enclosed Rear Garden
- No Onward Chain
- Potential to Extend (STPP)





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 in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**Property Description**

**Ground Floor**

**Porch**

**Entrance Hall**

Single radiator, understairs storage, telephone point, stairs leading to first floor.

**Living Room**

16' 11" x 11' 5" (5.16m x 3.48m) Side aspect double glazed window, double radiator, sliding doors into conservatory, television point.

**Dining Room**

10' 6" x 10' 4" (3.20m x 3.15m) Front aspect double glazed bay fronted window, single radiator.

**Kitchen**

13' 11" x 11' 11" (4.24m x 3.63m) Rear and side aspect double glazed window, range of base and eye level units, single bowl with drainer, space for white goods, built in oven and hob, tiled flooring, airing cupboard, double radiator.

**Conservatory**

10' 3" x 10' 1" (3.12m x 3.07m) Sliding door into garden, vinyl flooring.

**Bedroom Two**

15' 2" x 11' 5" (4.62m x 3.48m) Front aspect double glazed bay fronted window, built in storage, single radiator.

**Bathroom**

7' 5" x 6' 6" (2.26m x 1.98m) Side aspect double glazed window, panel enclosed bath with shower, wash basin with vanity, heated towel rail, vinyl flooring, downlights, extractor fan.

**WC**

7' 5" x 2' 6" (2.26m x 0.76m) Side aspect double glazed window, low level wc, vinyl flooring.

**First Floor**

**Landing**

Access to both first floor bedrooms, storage cupboard, two eaves storage area, skylight.

**Bedroom One**

17' 6" x 11' 8" (5.33m x 3.56m) Rear aspect double glazed window, single radiator, built in wardrobes, loft hatch.

**Bedroom Three**

12' 9" x 11' 9" (3.89m x 3.58m) Front aspect double glazed window, single radiator, two storage alcoves.

**Outside**

**Driveway**

Off road parking provided for multiple vehicles, side access into rear garden.

**Rear Garden**

Large, fence enclosed rear garden, patio slabbed area initially, leading to good sized lawn, with remains of a previously built double garage.

**Council Tax Band**

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