



**Bespoke**  
ESTATE AGENTS

15 Tidman Road, Reading  
£575,000





## 15 Tidman Road

Reading, Reading

Ideal for commuters and families, this impressive 4-bed detached house features contemporary living, double bedrooms, spacious kitchen, and private garden oasis with parking and EV charging. A harmonious living experience awaits.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Double Bedroom Detached Family Home
- 16'10 Kitchen Breakfast Room & 16'10 Living Room
- Ground Floor Cloakroom
- Ample Off Road Parking
- Private Enclosed Rear Garden.
- Sleek & Stylish En-Suite To Principal Bedroom
- Super Convenient Location For Commuters & Families
- Beautiful Family Bathroom
- Juliette Balconies to Both Landings
- Numerous Improvements including EV charging point, loft boarded for extra storage, soft water system, extractor fan outside ducting, air conditioner.



### Entrance Hall

Stairs to first floor landing, doors to living room, kitchen and cloakroom, built in under stairs storage cupboard.

### Cloakroom

A stylish and contemporary cloakroom featuring a sleek, modern fitted suite. It includes a concealed cistern W.C., a wash hand basin with a chic vanity unit beneath for added storage, and a tiled floor for a clean and polished finish. Natural light streams in through the rear window, enhancing the space's bright and inviting feel.

### Living Room

16' 10" x 9' 8" (5.13m x 2.95m)

A bright and light room, with windows to front and side, further French doors onto rear garden. Ample space for dining room table and chairs, radiator.

### Kitchen Breakfast Room

16' 10" x 14' 9" (5.13m x 4.50m)

An elegant and modern kitchen breakfast room featuring a comprehensive range of matching eye and base level units with sleek worktops and an inset sink. The space boasts integrated appliances, including a built-in gas hob with an extractor hood above, a built-in double oven, an integrated washing machine, dishwasher, fridge, and freezer. Natural light floods the room through a window to the front and French doors leading to the rear garden, while the tiled floor adds a polished finish..

### First Floor Landing

French Windows to front, with Juliette balcony, built in siring cupboard, doors to bedrooms two, four and bathroom, stairs to second floor.

### Bedroom Two

16' 10" x 9' 7" (5.13m x 2.92m)

Triple aspect room, with windows to front side and rear, radiator.

### Bedroom Four

16' 10" x 8' 7" (5.13m x 2.62m)

Triple aspect room with windows to front, side and rear, radiator.







### Bathroom

A beautifully appointed modern family bathroom featuring a sleek fitted suite. The space includes a panel-enclosed bath with a shower over, a pedestal wash hand basin, and a concealed cistern W.C. Contemporary tiling adorns the walls and floor, enhancing the room's fresh and inviting feel. A window to the rear provides natural light and ventilation.

### Second Floor Landing

Front aspect via French Windows and Juliette balcony, doors to bedrooms one and three.

### Bedroom One

16' 10" x 13' 2" (5.13m x 4.01m)

A bright and welcoming principal suite, filled with natural light from windows to the front, side, and rear. The room features a radiator for comfort and convenient access to an en-suite through a private door.

### En-Suite

A well-appointed en-suite shower room featuring a modern fitted suite. The space includes a fully enclosed, double width walk in shower cubicle, a sleek wash hand basin with a vanity unit below, and a concealed cistern W.C. Contemporary tiling complements the walls and floor, adding to the room's fresh and functional design. Window to rear.

### Bedroom Three

16' 10" x 8' 7" (5.13m x 2.62m)

Triple aspect room with windows to front side and rear, radiator.

### Rear Garden

An enclosed private garden, with large paved patio area leading onto lawn, pathway to side leading to rear and gate for pedestrian access, further area to side.

### Front Garden

Path leading to front door, various flowers and shrubs.

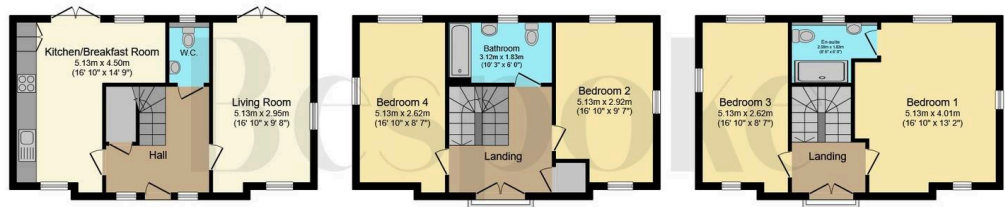
### DRIVEWAY

3 Parking Spaces

Allocated parking is located immediately to the side of the property for two vehicles, with additional parking situated immediately to the front of the property. There is also an EV Charging point.







**Ground Floor** Floor area 47 sq.m. ( 505 sq.ft.)  
**First Floor** Floor area 47 sq.m. ( 505 sq.ft.)  
**Second Floor** Floor area 47 sq.m. ( 505 sq.ft.)

**TOTAL: 141 sq.m. ( 1517 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)