



Armour Hill, Tilehurst, Reading, RG31 6JH

£400,000

Walmsley

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A beautifully presented, extended, bay-fronted terrace property situated in this popular Tilehurst location. The bright and spacious accommodation comprises; entrance hall, bay-fronted sitting with bespoke cabinets and feature fire place, dining room with patio doors,, modern fitted kitchen with butler sink, utility room, office/family room with patio doors, two double bedrooms and modern bathroom.

Externally the property boasts a private, south facing rear garden, off road parking and rear access. Further benefits include a useable loft space, accessed via a fixed ladder, gas central heating and UPVc double glazing.

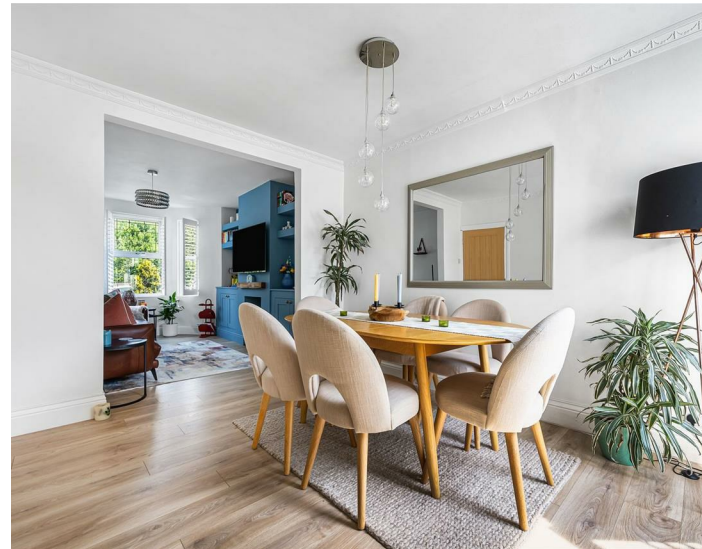
Located opposite Arthur Newbury Park, the property falls within the catchment area for well-regarded primary and secondary schools. Tilehurst Train Station-offering direct services to Reading Mainline, London Paddington, and Oxford-along with Tilehurst Village, are both situated approximately 0.8 miles away as well as Regular bus routes also providing convenient access to Reading town centre.

Council tax band - D

EPC - D

*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

Tenure - Freehold





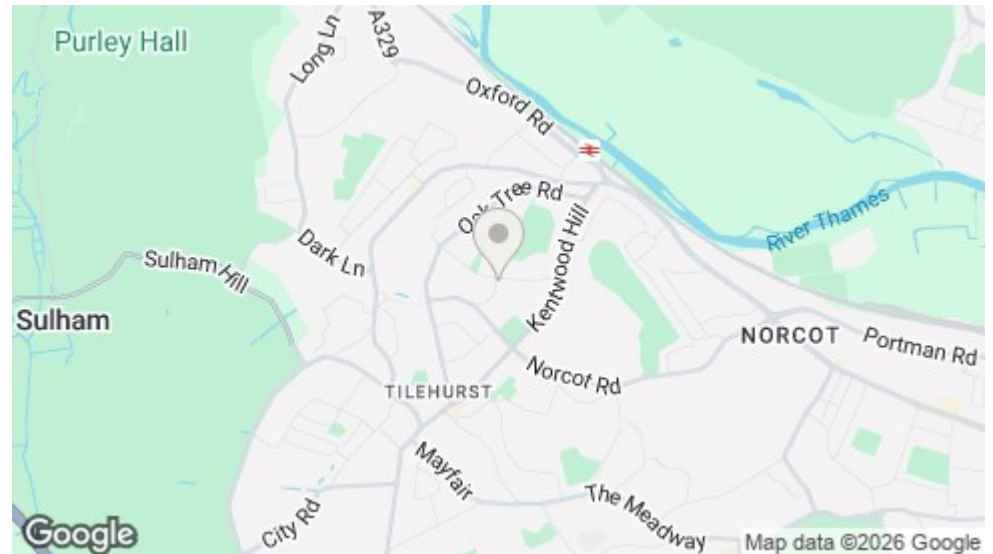
- Off road parking
- Walking distance to Tilehurst Station
- Opposite Arthur Newbury Park
- Immaculately presented
- Period features
- Extended
- South facing rear
- Useable loft space



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Approximate Gross Internal Area 1094 sq ft - 102 sq m

Ground Floor Area 567 sq ft - 53 sq m

First Floor Area 381 sq ft - 35 sq m

Second Floor Area 146 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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