

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**TILEHURST ROAD,
READING, RG30 2NA**

£485,000

A 1930's three bedroom semi detached home only a 5 minute walk to Prospect Park and approx. 18 minute walk to Reading West station. Includes living room, dining room, kitchen, downstairs w.c, store/utility room, off road parking and garage. No onward chain

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE HALL

Radiator, stairs to first floor

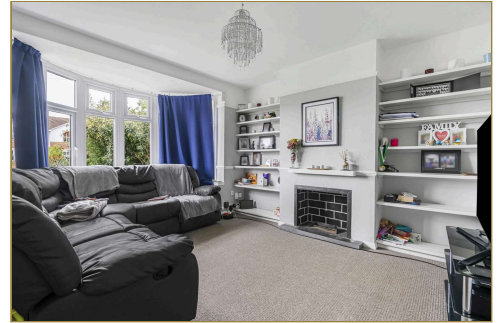


CLOAKROOM

W.C., wash hand basin

LIVING ROOM

Front aspect bay window, feature fireplace with recessed shelving



DINING ROOM

Rear aspect bay window, feature cast iron fireplace, two radiators, double doors to garden



KITCHEN

Fitted to comprise worktops with sink unit, range of cupboards and drawers, fitted gas hob with extractor over and oven below, space for fridge/freezer, plumbing for washing machine



STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With side aspect window



BEDROOM ONE

Front aspect bay window, triple width mirror fronted wardrobes, radiator



BEDROOM TWO

Rear aspect, full width mirror fronted wardrobes, radiator



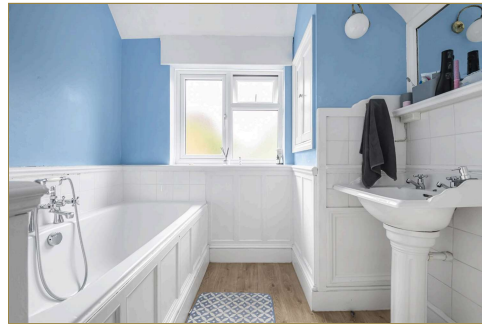
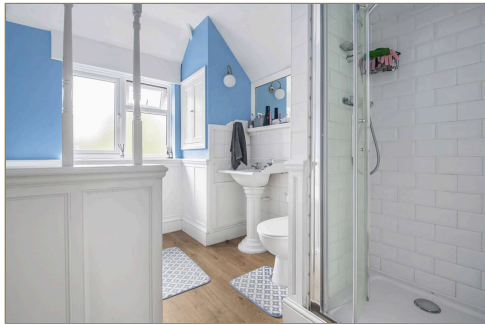
BEDROOM THREE

Front aspect, radiator



BATHROOM

Four piece suite comprising panelled bath, with Victorian style tap, pedestal wash hand basin, shower cubicle, W.C., rear aspect window, small cupboard

**REAR GARDEN**

Large semi-circular paved patio leading onto lawned with semi mature trees

**GARAGE/STORAGE**

13'2 (4.01m) x 8'9 (2.67m)

Sink unit, wall mounted gas boiler, further facility for washing machine, rear aspect. Access to front storage area

SCHOOL CATCHMENT

Oxford Road Community Primary School

Wilson Primary School

Kings Academy Prospect

The Wren School

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

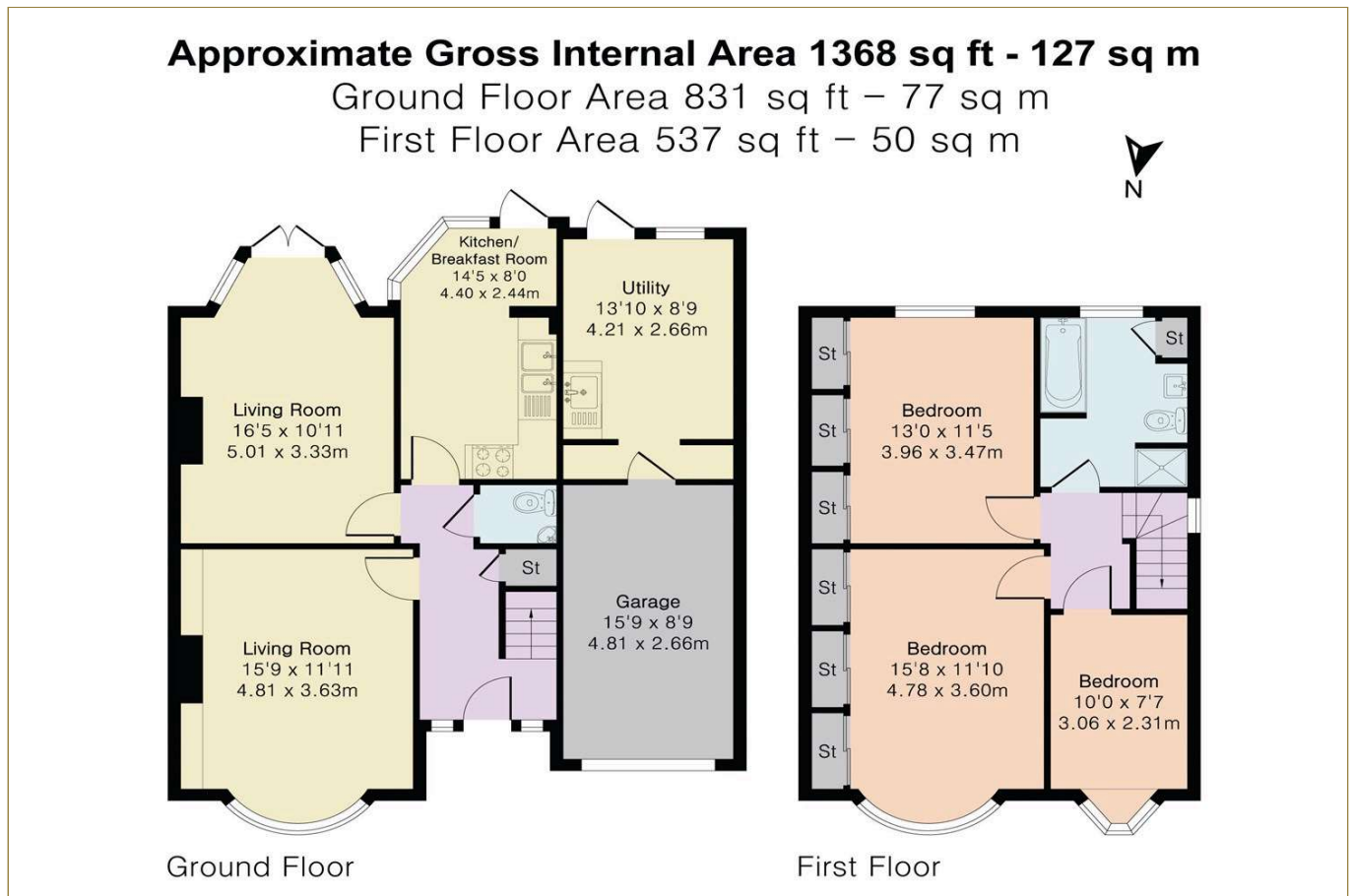
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating E

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8581-7725-6290-6445-0926>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

