

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



ARMOUR HILL, TILEHURST READING, RG31 6JS

£750,000

A delightful four bedroom detached home offering excellent ground floor living accommodation including two reception rooms, study, dining room and 21ft open plan kitchen/breakfast room with adjacent utility room and two bathrooms. Upstairs three double bedrooms and two further bathrooms complemented by useful outside storage and summerhouse. Over 2100sqft.

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

T 0118 946 1800 W www.farmeranddyer.com

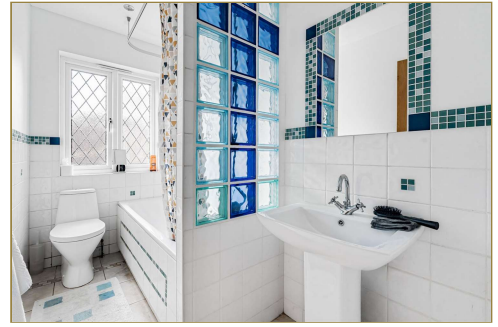
E info@farmeranddyer.com

ENTRANCE HALL

Stairs to first floor

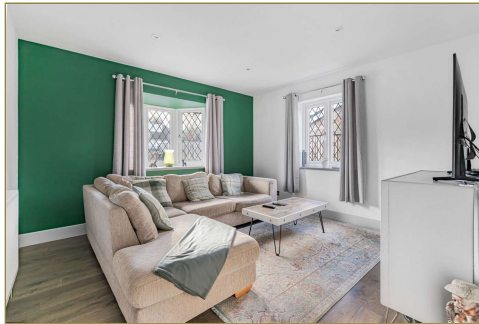
CLOAKROOM/BATHROOM

Three piece suite comprising panelled bath, W.C., pedestal wash hand basin, side aspect



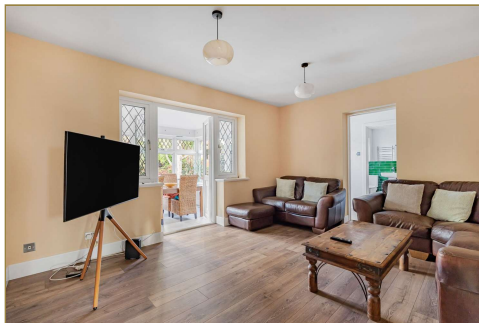
LIVING ROOM

Front aspect bay window with further side aspect window, radiator



FAMILY ROOM

Laminate flooring, radiator, double doors to dining room, further door to inner lobby



STUDY

Front aspect bay window, radiator

DINING ROOM

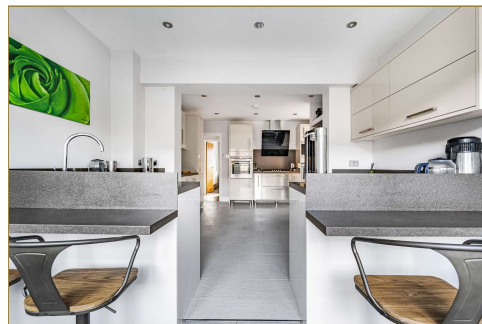
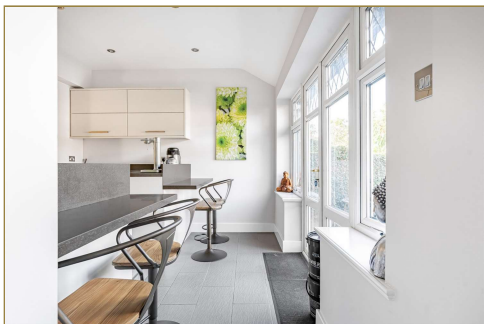
Bright room with tiled flooring, leading through to kitchen area with door leading to outside

**OPEN PLAN KITCHEN/BREAKFAST ROOM**

Comprehensively fitted with granite worktops, sink unit, an excellent range of cupboards and drawers, fitted double oven, fitted gas hob with extractor hood over, tiled flooring



Breakfast bar area with tiled flooring, spotlights



Leading through to:

UTILITY ROOM

Fitted with a range of worktops including stainless steel sink unit, built in airing cupboard, separate doors leading to the front and rear garden

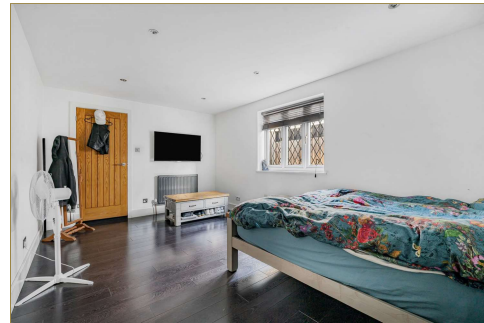
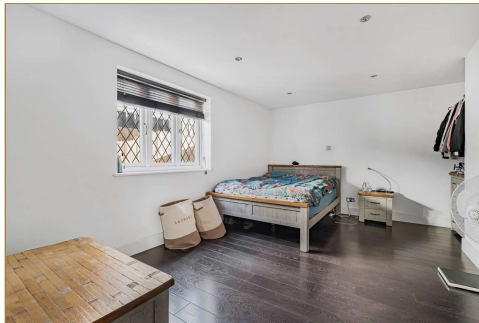


INNER LOBBY

With further rear door to garden. Doors to BEDROOM FOUR & BATHROOM - this can easily be used as an area for elderly parent or teenage suite

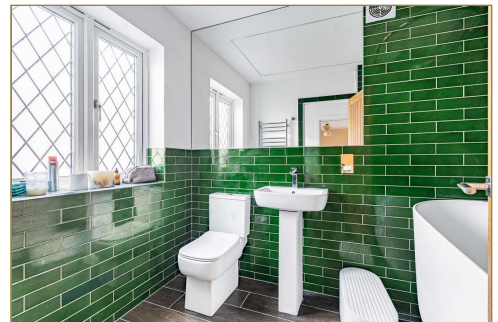
BEDROOM FOUR

Side aspect, radiator, spotlights



BATHROOM

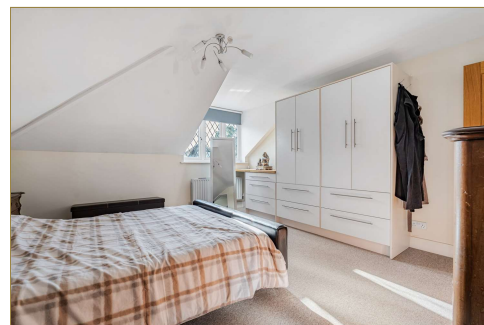
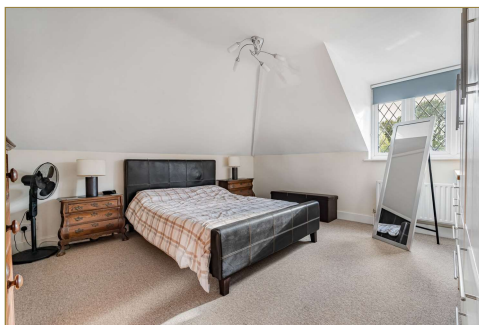
Three piece suite comprising: free standing bath with separate overhead shower, W.C., pedestal wash hand basin, fully tiled walls and flooring, chrome towel radiator, rear aspect window



STAIRCASE TO FIRST FLOOR LANDING

BEDROOM ONE

Excellent sized 14ft room with front aspect window, radiator, door to:



ENSUITE BATHROOM

Three piece suite comprising: corner bath, W.C., fitted wash hand basin with cupboards under, half tiled walls and flooring, chrome towel radiator

**BEDROOM TWO**

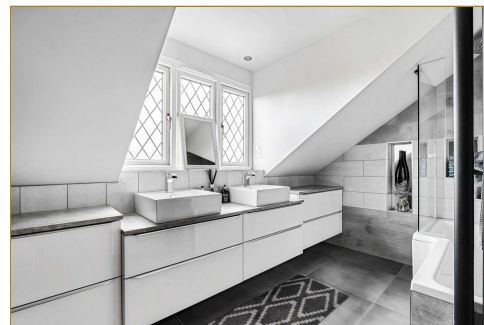
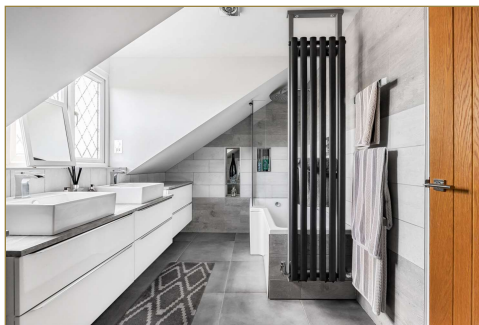
Large 18ft room with radiator, front aspect window

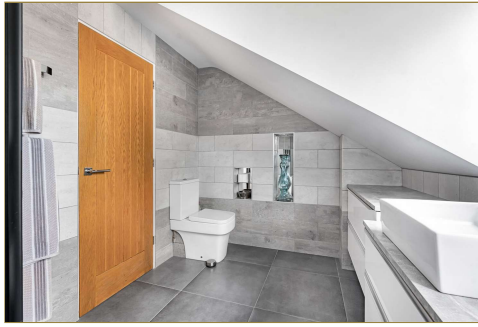
**BEDROOM THREE**

Rear aspect 14ft room, radiator

**FAMILY BATHROOM**

Well fitted suite including shower/bath, W.C., twin fitted wash hand basins with useful fitted storage cupboards, tiled flooring, spotlights





REAR GARDEN

To the rear of the property is a well maintained lawned garden, with patio area including outdoor SAUNA ROOM. At the rear is a large 15ft storage shed with attached 11ft SUMMERHOUSE



OUTSIDE

To the front of the property is a large shingle driveway with 'in & out' access providing parking for several vehicles, useful side access gate

**TENURE**

Freehold

SCHOOL CATCHMENT

Park Lane Primary School

Kings Academy Prospect

COUNCIL TAX

Band C

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 C

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/9536-9220-9609-0721-7202>

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

