

P.W.

23 Elmstone Drive,
Tilehurst
Reading
RG31 5NS

£374,950

Extended three bedroom semi
Sought after location
Stylish refitted bathroom suite
Living room, dining room & family
room
No chain



The property

EXTENDED SEMI DETACHED HOME * NO CHAIN *
LIVING ROOM, DINING ROOM & FAMILY ROOM *
STYLISH REFITTED BATHROOM * SOUGHT AFTER
LOCATION

This extended three bedroom semi-detached home is located in a much sought after Tilehurst location within walking distance of a number of local schools and is sold with the advantage of NO CHAIN. The property features a living room which opens through to a dining room with double doors through to a versatile family room having bi-fold doors to the garden. On the first floor are three bedrooms and a stylish four-piece bathroom suite with bath and separate shower cubicle. Other features to note include off road parking, large than average rear garden, garage, gas central heating and double glazed windows. In our opinion there is excellent potential to extend further, subject to obtaining the usual planning consents and viewing is recommended.

Specification

- Extended three bedroom semi
- No chain
- Living room, dining room & family room
- Kitchen
- Three bedrooms
- Stylish refitted bathroom
- Ample parking
- Large garden
- Sought after location

Directions

To reach the property from the Tilehurst branch of Patrick Williams proceed towards Tilehurst along Park Lane and upon reaching the first parade of shops on the left turn left at the mini roundabout into Chapel Hill, at the bottom bear right onto Lower Elmstone Drive and then take the first turning on the right into Elmstone Drive.



The property

Front door provides access to..

Large Entrance Porch

8' x 5'3" (2.44m x 1.60m)

With further door leading though to...

Entrance Hall

With radiator, staircase to first floor.

Living Room

13'2" x 7'8" (4.01m x 2.34m)

With modern feature fireplace, front aspect window, radiator, open plan through to...

Dining Area

11' x 8'3" (3.35m x 2.51m)

With radiator, doorway connecting to kitchen, double opening doors leading through to...

Family Room

11'6" x 8'3" (3.51m x 2.51m)

With bi-folding doors to garden, radiator.

Kitchen

11'3" x 10'3" (3.43m x 3.12m)

Comprising of base and eye level units, integrated double oven with separate hob, plumbing for washing machine, space for upright fridge/freezer, radiator, door to garden, larder.

First Floor Landing

With side aspect window, access to loft.

Bedroom One

12' x 10'8" (3.66m x 3.25m)

With front aspect window having pleasant elevated outlook, radiator.

Bedroom Two

12' x 10'7" (3.66m x 3.23m)

With rear aspect window, radiator.

Bedroom Three

8'3" x 7'1" (2.51m x 2.16m)

Windows to front and side aspect, radiator, pleasant elevated outlook.

Bathroom

Modern refitted four-piece stylish suite comprising of bath, separate shower cubicle, wash hand basin and wc set into contemporary bathroom furniture, chrome heated towel rail, tiled floors and walls.

Outside

To the front of the property there is driveway parking and to the side a timber gate opens through to the rear of the property. To the rear is a larger than average, good size garden with full width patio area ideal for entertaining and steps lead up to a large expanse of level lawn.

Garage

approx 13' x 7'8" (approx 3.96m x 2.34m)

Of single size with up and over door, light and power.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Contact Details

For further information, or to arrange a viewing, please contact:

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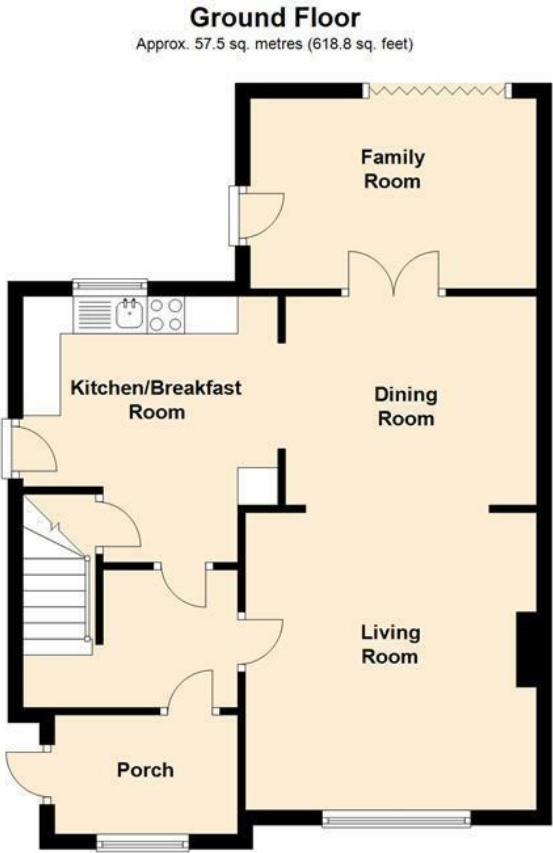


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Floorplans

These floor plans are not to scale and are for information purposes only.



Total area: approx. 98.4 sq. metres (1059.5 sq. feet)