

16 Wiltshire Walk, Tilehurst, Reading, Berkshire, RG31 5NF



Located in a traffic walkway within the sought after 'Spring Field Primary' and 'Little Heath Secondary' School Catchments is this Extended Town House. Complemented by UPVC double glazing throughout, Parking to the Rear and a landscaped Rear Garden, this Three Bedroom home offers Entrance Hall, Living Room with feature open fireplace, Dining Room, 20' 'galley style' Kitchen and a versatile 9' Study / Bedroom 4. Internal viewings come highly recommended.
Tilehurst & Purley-on-Thames Office (0118) 9420 500

£209,950

16 Wiltshire Walk, Tilehurst, Reading, Berkshire, RG31 5NF

ENTRANCE HALL

UPVC double glazed front door, feature exposed brick wall, textured ceiling and storage recess for coats etc. Door to:-



LIVING ROOM

(14'4" x 14'3" max.) Front aspect UPVC double glazed leaded light window, textured ceiling, double radiator, TV point, wall mounted thermostat control for central heating and feature beamed and exposed brick built wall with inglenook fireplace housing coal effect living flame gas fire. Staircase to first floor landing with under stairs storage cupboard, opens to:-



DINING ROOM

(9'6" x 7'9") Textured ceiling, radiator with ornate cover, built in display recess, dado rail with tongue and groove wood paneling below. Feature internal frosted window and double doors to Kitchen and door to:-



STUDY

(9'4" x 6'4") Rear aspect UPVC double glazed leaded light window, coved and textured ceiling and double radiator.

KITCHEN

(20'5" x 6'8") Rear aspect UPVC double glazed window and rear aspect UPVC double glazed courtesy door to Rear Garden, radiator and part stripped wood effect laminate and part ceramic tiled floor. Fitted with a comprehensive range of matching base and eye level units with rolled edge work top surfaces (incorporating breakfast bar) with tiled surrounds, appliance space for fridge freezer, built in four ring electric hob, integrated eye level double electric oven, one and a quarter bowl single drainer inset sink unit with mixer tap, plumbing for automatic washing machine and dishwasher.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING with textured ceiling with inset hatch providing access to boarded loft with light and power. Doors to:-

BEDROOM 1

(15'10" x 8'6" max into wardrobes) Front aspect UPVC double glazed leaded window, coved and textured ceiling, double radiator, dimmer switch and a range of fitted wardrobe with matching fitted dressing table.

BEDROOM 2

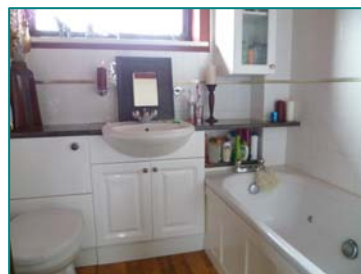
(9'2" x 8'3") Rear aspect UPVC double glazed window, coved and textured ceiling, radiator.

BEDROOM 3

(10'9" x 5'11" max.) Front aspect UPVC double glazed leaded window, coved and textured ceiling and double radiator.

BATHROOM

Rear aspect high level UPVC double glazed leaded window, textured ceiling, wall light point and chrome heated towel rail, stripped wood effect laminate flooring. Matching three piece white suite with tiled surrounds comprising panel enclosed spa bath, built in vanity unit with low level W/C and inset wash basin with storage cupboard below and.



OUTSIDE

GARDENS

TO THE FRONT is an open plan area laid to lawn with flower / shrub bed and established shrub. Path to UPVC double glazed Front Door.

TO THE REAR is a landscaped Garden enclosed by wooden panel fencing with secure pedestrian access gate. Various raised beds well stocked with established flowers and shrubs, timber garden shed with light and power, sunken feature pond, outside tap and raised seating area.



sure that these particulars are accurate, but to a large extent we do not check. We do not check the accuracy of the information provided. Once you have investigated the property, you should have your own solicitor to check the details for you. We do not check the accuracy of the information provided. You should have your own solicitor to check the details for you. We do not check the accuracy of the information provided. You should have your own solicitor to check the details for you.

PURCHASER'S NOTE

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.