



244 Rodway Road, Tilehurst, Reading, RG30 6EG
 Price £335,000 Freehold

TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Masons are proud to offer to the market with NO ONWARD CHAIN this well presented 2 bedroom semi-detached family home situated within walking distance to Tilehurst train station, close to Tilehurst village with local amenities and within easy reach of Reading Town Centre and mainline station. The property has been well maintained by the current owners with the spacious accommodation comprising of a 19ft living/dining room which is open plan to the 12ft modern kitchen, a 15ft storage area/gym, a 14ft master bedroom with built in cupboard, a 10ft second bedroom with built in storage and a family bathroom. Further benefits of the property include a generous South-West facing rear garden, UPVC double glazing, gas central heating and a viewing is HIGHLY RECOMMENDED. NO ONWARD CHAIN.

- South-West facing garden
- Close to local amenities
- Walking distance to Tilehurst train station
- 19ft living/dining room
- 12ft modern kitchen
- 15ft storage area/gym
- 14ft master bedroom
- 10ft second bedroom
- NO ONWARD CHAIN

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Front door opens into the hallway which is double glazed with a side aspect, boasts stairs to the first floor landing and a door to...

Living/dining room:
 19'5" x 10'11"
 Double glazed with a dual aspect, chimney breast, French doors onto the garden, open plan to the kitchen.

Kitchen:
 12'3" x 8'
 Double glazed with a rear aspect, fitted with a modern range of eye and base level units with roll edge tops and tiled partial tiled surround, sink with drainer, gas hob with extractor above, oven and space for further appliances.

The first floor landing is double glazed with a side aspect and boasts doors to...

Master bedroom:
 14' x 8'11"
 Double glazed with a front aspect, built in storage cupboard/wardrobe.

Bedroom 2:
 10'10" x 10'2"
 Double glazed with a rear aspect, built in cupboard.

Bathroom:
 Double glazed with a rear aspect, fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.

Outside:
 To the rear the property boasts a generous South-West facing landscaped rear garden which is mainly laid to lawn but boasts a patio, access to the storage/gym, all of which is enclosed by timber fencing and bordered by mature trees. To the front the property

boasts a well maintained garden which is mainly laid with lawn, boasts access to the storage/gym and is again enclosed with fencing and has gated access.

Storage/Gym:
 15'6" max x 10'9" max
 Versatile accommodation with doors to both the front and rear gardens.

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