



3



1



2



D

This deceptively spacious character 1930's semi-detached home is ideally located in this sought after road in the heart of Tilehurst village. The property is well presented and enjoys a 100ft+ secluded, established rear garden which is a joy.

Having been improved with a new roof in 2017, new double glazed windows and conservatory in 2021 and Re-wire in 2017 this fine home also has a stunning family bathroom, downstairs WC and spacious kitchen with a fine rear aspect outlook over the covered terrace and garden beyond. There is driveway parking to the front with gated side access.

The property also has a useful loft conversion with a adhoc stair case giving access but be aware this was done prior to the current owner buying the property and to the best of our knowledge it does not have the required planning or building ergs consents. The property is priced accordingly in the agents view.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Impressive, extended character semi
- Set in a popular village location
- Three bedrooms
- Large open plan L-shaped living room
- Spacious kitchen with utility and WC
- Impressive modern bathroom suite





Further details

Council tax band D

Additional information:

Parking

There is driveway parking available at the property

Part B

Property construction – Standard form

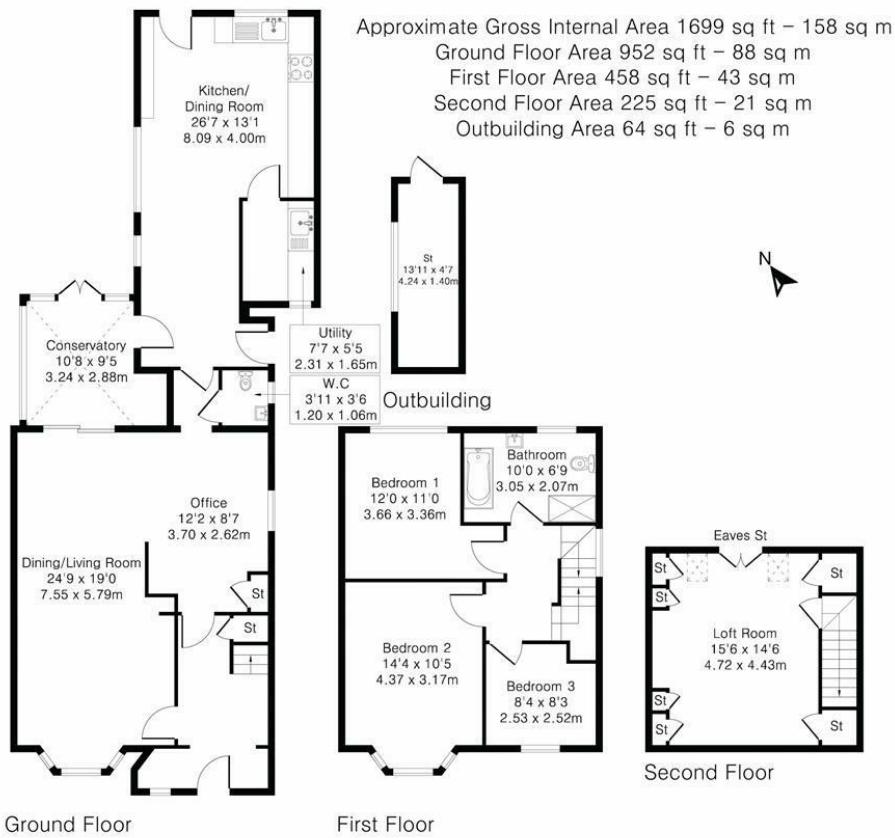
Services:

Gas - mains

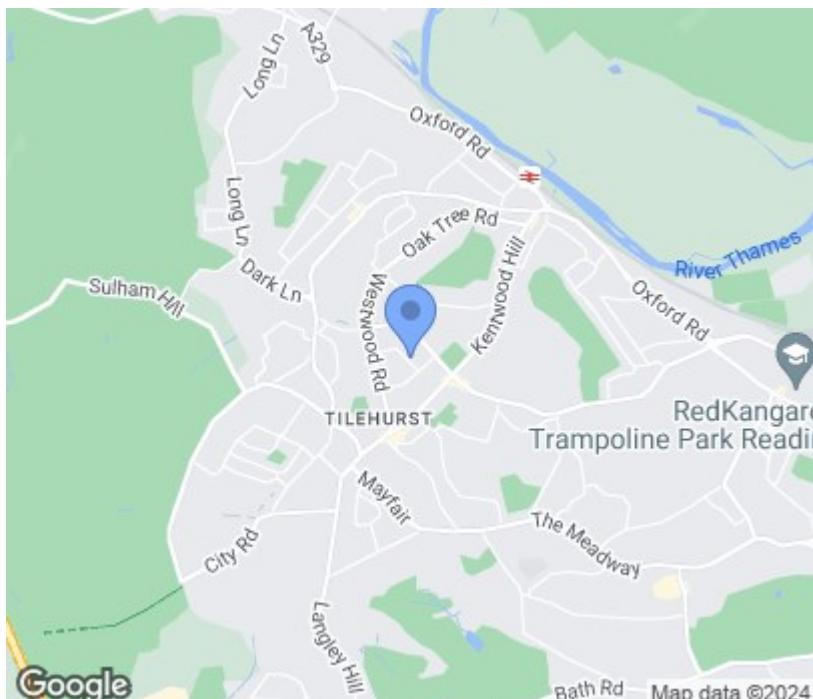
Water - mains

Drainage - mains

Floorplan



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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