



Elmstone Drive, Tilehurst, Reading, RG31 5NS.

£460,000 *Freehold*



IMPRESSIVE THREE BEDROOM SEMI-DETACHED HOME

This well-presented three-bedroom semi-detached family home is ideally situated within easy reach of local primary schools, bus routes into Reading, shops and a range of other amenities.

Improved by the current owner, the property offers spacious and versatile accommodation comprising an entrance hallway, living room, separate dining room, generous kitchen/breakfast room, utility room and ground-floor WC. The first floor features a landing, three bedrooms and an impressive four-piece family bathroom suite.

Externally, the property benefits from driveway parking to the front, along with a delightful landscaped rear garden arranged over three levels. The garden features well-established planting, providing excellent privacy and screening, and creates an attractive outdoor space for relaxation and entertaining.

KEY FEATURES

- WELL PRESENTED SEMI-DETACHED FAMILY HOME
- DELIGHTFUL TERRACED REAR GARDEN
- IMPRESSIVE KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & WC
- FOUR PIECE BATHROOM SUITE
- DRIVEWAY WITH GARAGE/STOREROOM
- THREE BEDROOMS
- TWO RECEPTION ROOMS

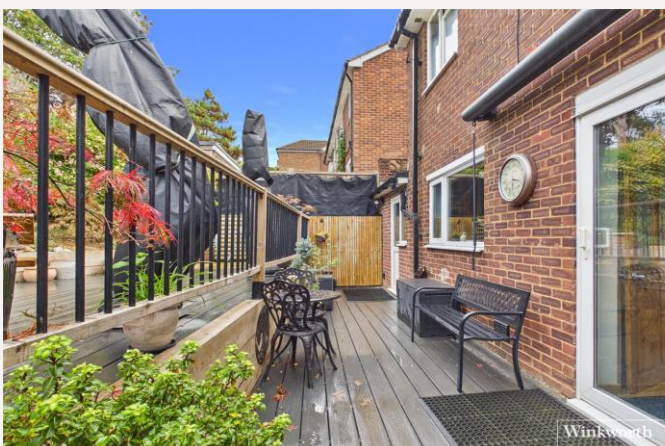


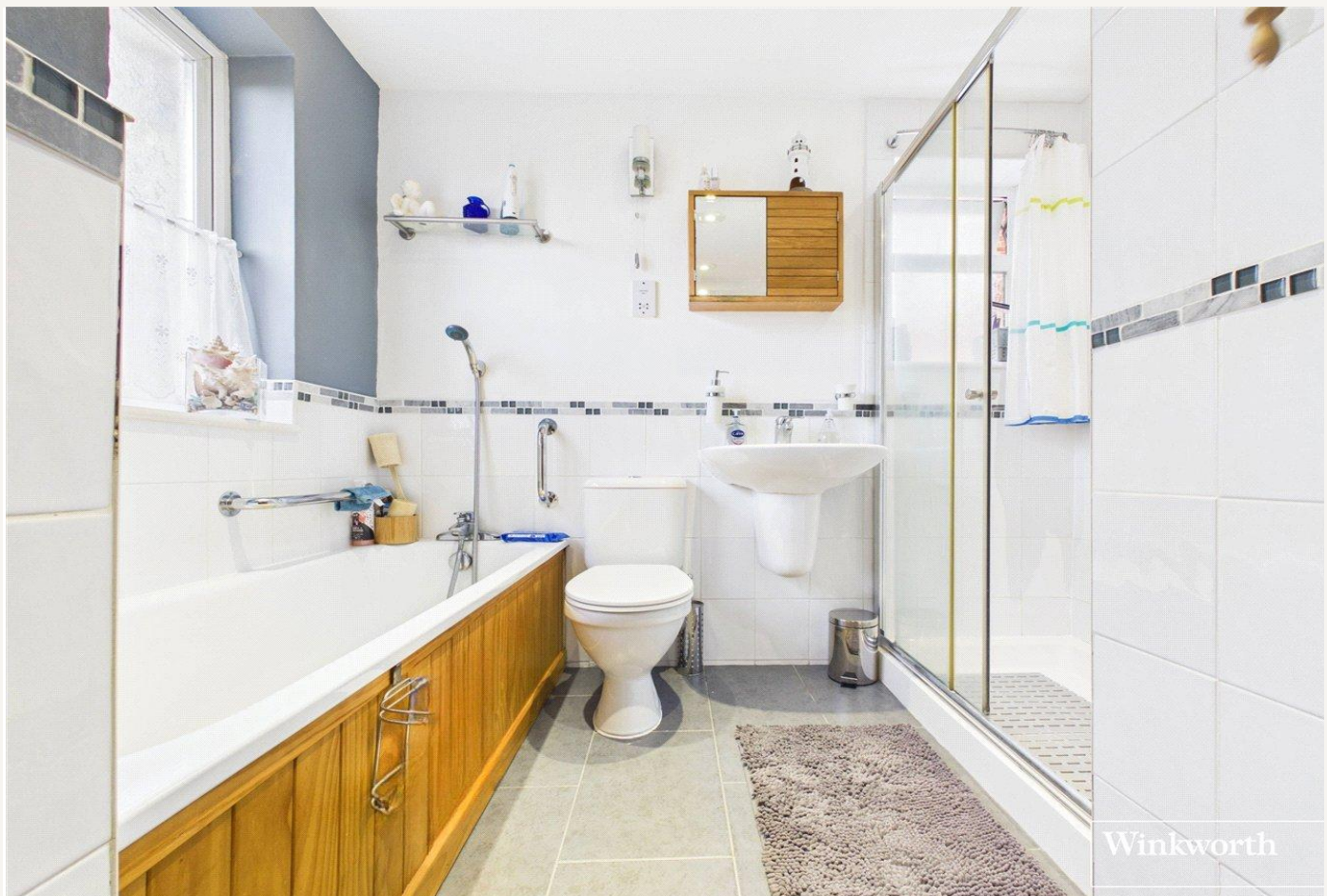
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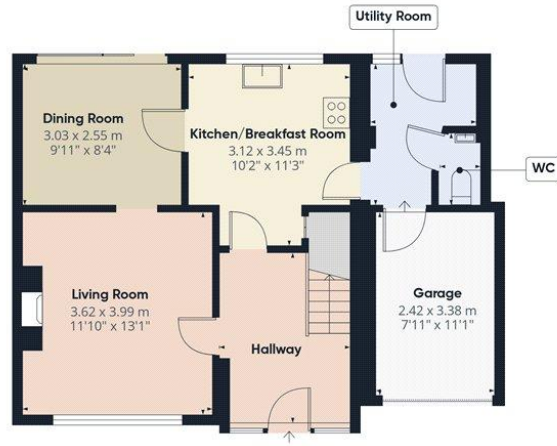
for every step...



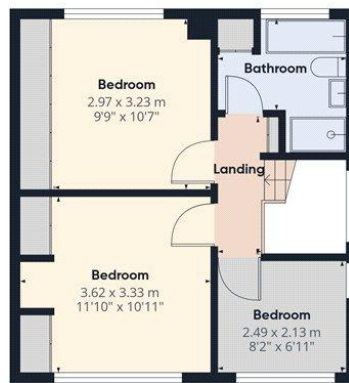


MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: C



Ground Floor



Floor 1



GLA[®]
100.07 m²
1077.18 ft²

Total
108.99 m²
1173.12 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA260588>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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