



Mandeville Close, Tilehurst, Reading, Berkshire, RG30 4JT

£475,000 *Freehold*



KEY FEATURES

- Four bedroom semi-detached home
- Delightful rear aspect views
- Impressive kitchen & shower room
- Garage & driveway
- Spacious L-shaped living room
- Solar panels with battery
- Air Source Heat Pump
- Air Con Units in all main rooms

This rarely available four-bedroom split-level semi-detached home is beautifully presented and benefits from delightful, far-reaching rear views.

The property offers a spacious L-shaped living room, an impressive recently fitted kitchen, four well-proportioned bedrooms, and a modern shower room. Additional features include a large integral single garage, a dual-width driveway, and a private 50ft terraced rear garden complete with a hot tub—ideal for relaxing or entertaining.

Further benefits include air conditioning units throughout, double-glazed windows, and efficient electric heating via an air-source heat pump. The home also features an EVP along with solar panels and a battery storage system, making it both environmentally friendly and economical to run.



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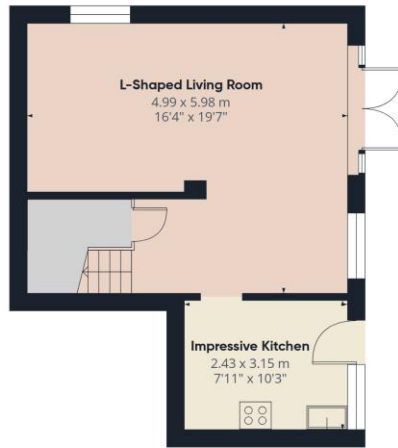
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MATERIAL INFO

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
102.1 m²
1099 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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