



Winkworth

for every step...

Overdown Road, Tilehurst, Reading, Berkshire, RG31 6NJ

£500,000 *Freehold*

3  1  1 

A Well-Presented Bay Fronted Semi-Detached Home – Moments from Tilehurst Station

This well maintained bay fronted semi-detached home is ideally situated just a five-minute walk from Tilehurst train station, local shops, and regular bus routes into Reading – perfect for commuters and families alike. The spacious and versatile layout includes entrance hall, living room with a charming log burner set into the fireplace, separate dining room – also suitable as a fourth bedroom or home office, large kitchen/breakfast room ideal for family meals and entertaining, conservatory offering additional living space and garden views, utility room and downstairs cloakroom for added convenience. Upstairs, the landing leads to three well-proportioned bedrooms and a generously sized family bathroom suite. The private rear garden is well-established and landscaped, featuring a patio area, raised section with a large feature pond, and seating areas – perfect for relaxing or entertaining. Gated side and rear access leads to the detached garage, providing secure parking or extra storage. Additional highlights include double glazed windows and gas radiator central heating throughout.

KEY FEATURES

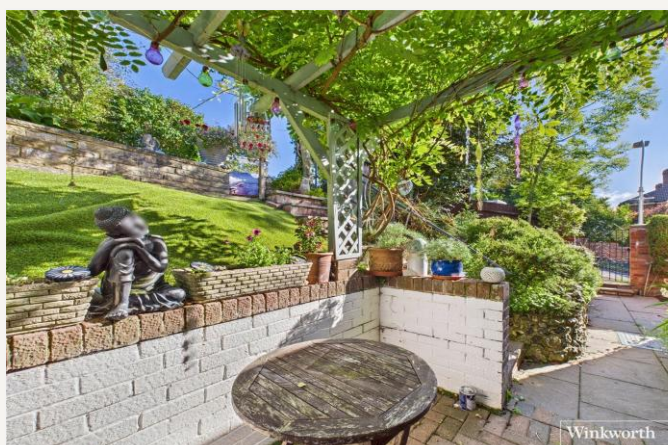
- Three/Four bedroom semi
- 5 minute walk to Tilehurst train station
- Spacious kitchen/breakfast room
- Downstairs cloakroom and utility room
- Living room with log burner
- Separate dining room/bedroom 4
- Garage and driveway parking



Reading

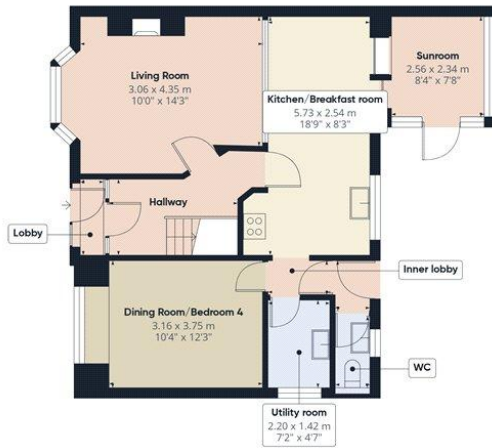
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MATERIAL INFO

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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
116.9 m²
1258 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		
81-91	B		
69-80	C		82 B
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA250699>

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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