



Blewbury Drive, Tilehurst, Reading, Berkshire, RG31

£475,000 *Freehold*

4  2  3 

Extended Four-Bedroom Semi-Detached Family Home

Offered to the market is this well-presented four-bedroom semi-detached family home set over three floors, located within the sought-after Birch Copse and Little Heath school catchment areas. The property is close to local shops, amenities, and transport links, including regular bus routes to Reading town centre and Tilehurst train station.

The area is well served by excellent local schooling, making it ideal for families. Birch Copse Primary School is highly regarded for its strong community ethos and academic standards, while secondary options include the popular Little Heath School and Denefield School, both offering comprehensive education and a wide range of extracurricular opportunities. Several nurseries and preschools are also nearby, providing quality early years care.

The accommodation includes a bay-fronted living room, a spacious open-plan kitchen/dining room with doors to the garden, and a convenient ground-floor shower room. On the first floor are three bedrooms and a modern four-piece family bathroom, with the top floor providing a large principal bedroom with en-suite.

Outside, the property benefits from driveway parking for several vehicles, a detached single garage with additional storage, and a good-sized front garden ideal for children's play. The enclosed rear garden is easy to maintain and perfect for family barbecues and outdoor entertaining.

Turnhams Farm Recreation Ground is a short walk away, offering open green space for sports and leisure.

Further features include gas central heating, double glazing throughout, and a convenient, family-friendly layout.

KEY FEATURES

- Extended four-bedroom semi-detached family home set over three floors.
- Located within the sought-after Birch Copse and Little Heath school catchment areas.
- Bay-fronted living room with feature fireplace.
- Spacious open-plan kitchen/dining room with access to the rear garden.
- Ground-floor shower room plus modern four-piece family bathroom.
- Principal bedroom with en-suite on the top floor.
- Driveway parking for multiple vehicles and detached single garage with storage.
- Good-sized front garden ideal for children's play or a trampoline.
- Enclosed rear garden perfect for family barbecues and outdoor entertaining.
- Short walk to Turnhams Farm Recreation Ground, local shops, and bus routes to Reading.

Reading

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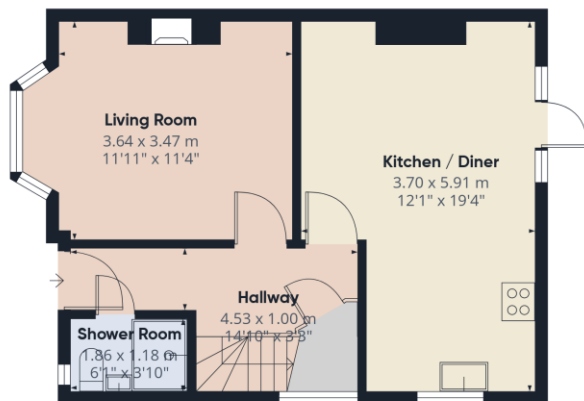
for every step...



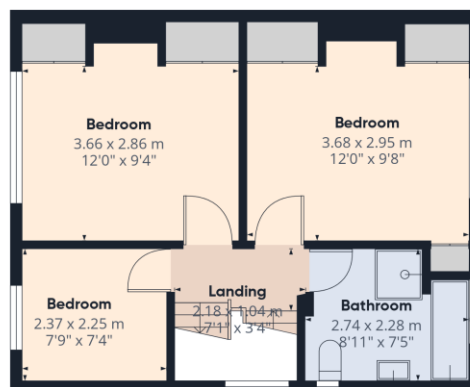


MATERIAL INFO

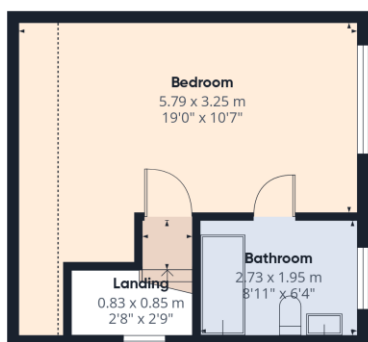
Tenure: Freehold
Council Tax Band: D
EPC rating: D



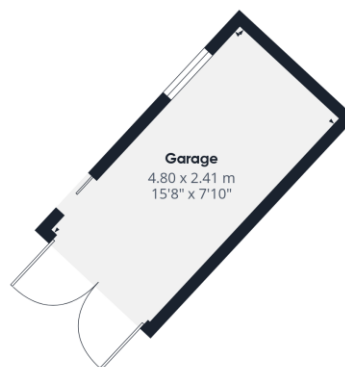
Ground Floor Building 1



Floor 1 Building 1



Floor 3 Building 1



Ground Floor Building 2

Approximate total area^m121.3 m²
1308 ft²

Reduced headroom

3.8 m²
41 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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