Clevedon Road, Tilehurst, Reading, RG31 6RL

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£2,500 per month *Furnished, Unfurnished*

Four bedroom detached house situated on a sought-after road in Tilehurst within walking distance of Tilehurst train station. Accommodation comprises spacious living room/diner, kitchen, utility room, conservatory, cloakroom and study on the ground floor. Four bedrooms, family bathroom, en suite shower room and balcony to one of the bedrooms. Additional benefits include large rear garden, garage and driveway parking. Available now. Furnished or unfurnished.

KEY FEATURES

• Four bedroom detached house
• Walking distance to Tilehurst train station
• Two bathrooms
• Council tax band G
• Garage & driveway
• Available now
• Furnished or unfurnished

MATERIAL INFO

Deposit: £2,884.62
Holding Deposit: £576.92
Council Tax Band: G
EPC rating: D

Ground Floor

Living Room
4.21 x 4.75 m
13'9" x 15'7"

Dining room
3.33 x 6.85 m
10'10" x 22'5"

Conservatory
5.72 x 2.11 m
18'9" x 6'11"

Hallway
1.92 x 6.15 m
6'3" x 20'2"

Kitchen
5.34 x 3.12 m
17'6" x 10'2"

Office
2.39 x 4.93 m
7'10" x 16'1"

WC
1.76 x 0.99 m
5'9" x 3'2"

Garage
2.81 x 5.31 m
9'2" x 17'5"

Utility Room
2.55 x 3.37 m
8'4" x 11'0"

Floor 1

Bedroom
4.24 x 4.12 m
13'10" x 13'6"

Bedroom
3.31 x 4.18 m
10'10" x 13'8"

Bedroom
2.81 x 2.50 m
9'2" x 8'2"

Landing
1.89 x 5.11 m
6'2" x 16'9"

Balcony
5.25 x 0.81 m
17'2" x 2'7"

Bedroom
2.42 x 4.09 m
7'11" x 13'5"

Bathroom
2.42 x 2.51 m
7'11" x 8'2"

Bathroom
1.79 x 2.74 m
5'10" x 8'11"

WC
1.20 x 1.38 m
3'11" x 4'6"

W N E S

Winkworth

Approximate total area[1]

203.7 m²
2193 ft²

Balconies and terraces
4.2 m²
45 ft²

Reduced headroom
0.5 m²
6 ft²

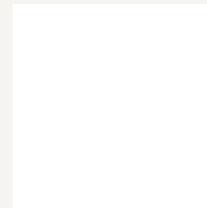(1) Excluding balconies and terraces

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

Energy rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Reading

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for every step...