



**Winkworth**

for every step...

Lamorna Crescent, Tilehurst, Reading, RG31 5WF.

£435,000 *Freehold*



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2



1



#### Semi-detached family home in the Birch Copse area

This well-presented SNW built semi-detached family home occupies a larger-than-average corner plot and enjoys a pleasant cul-de-sac position within the Birch Copse catchment area. The property benefits from driveway parking for two vehicles, and the garage has been partially converted to create a useful home office space.

The accommodation comprises an entrance hall, a downstairs WC, a spacious L-shaped living room, a fitted kitchen, and a bright conservatory/dining room overlooking the private garden. To the first floor, there are three generous bedrooms and a family bathroom suite.

#### KEY FEATURES

- Three bedroom SNW semi-detached home
- Birch Copse school catchment
- Cul de sac location
- Downstairs WC
- Living room & conservatory
- Double glazed
- Corner plot rear garden



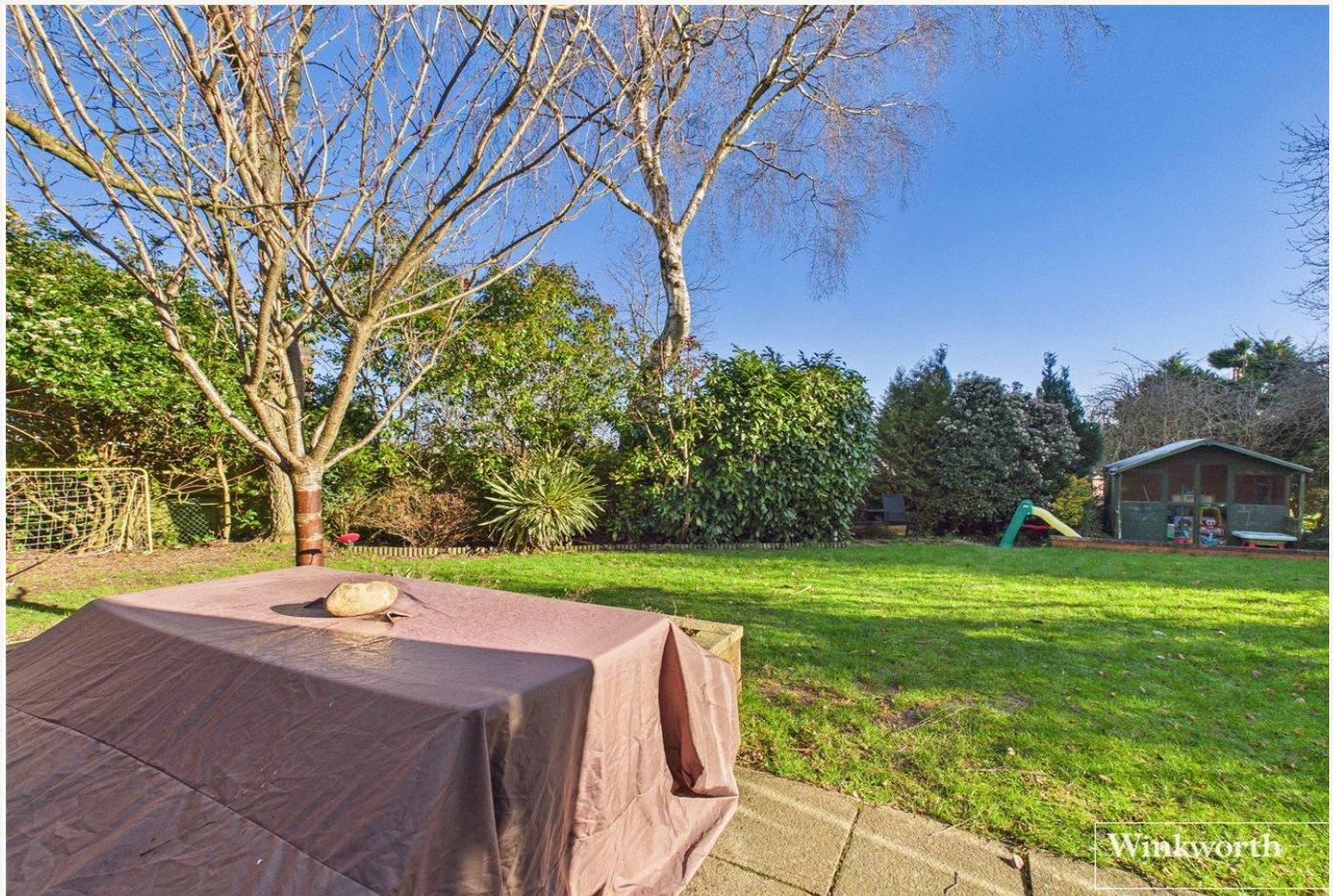
Reading

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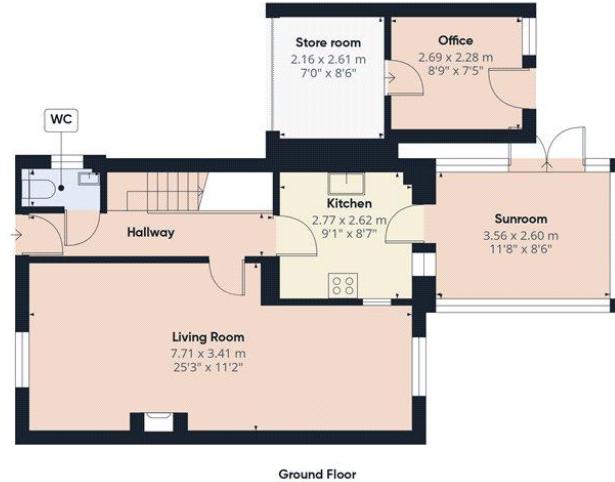
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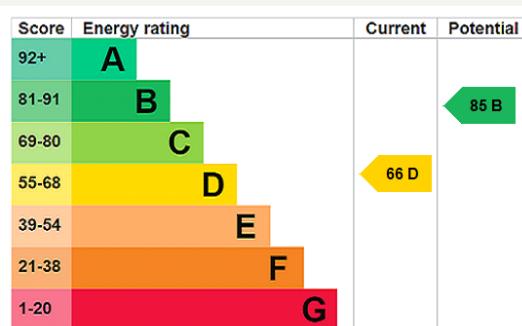
## MATERIAL INFO

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

Approximate total area<sup>(1)</sup>101.1 m<sup>2</sup>1091 ft<sup>2</sup><sup>(1)</sup> 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



<https://www.winkworth.co.uk/sale/property/REA260147>

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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