



Lamorna Crescent, Tilehurst, Reading, RG31 5WF.

£435,000 *Freehold*

3 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



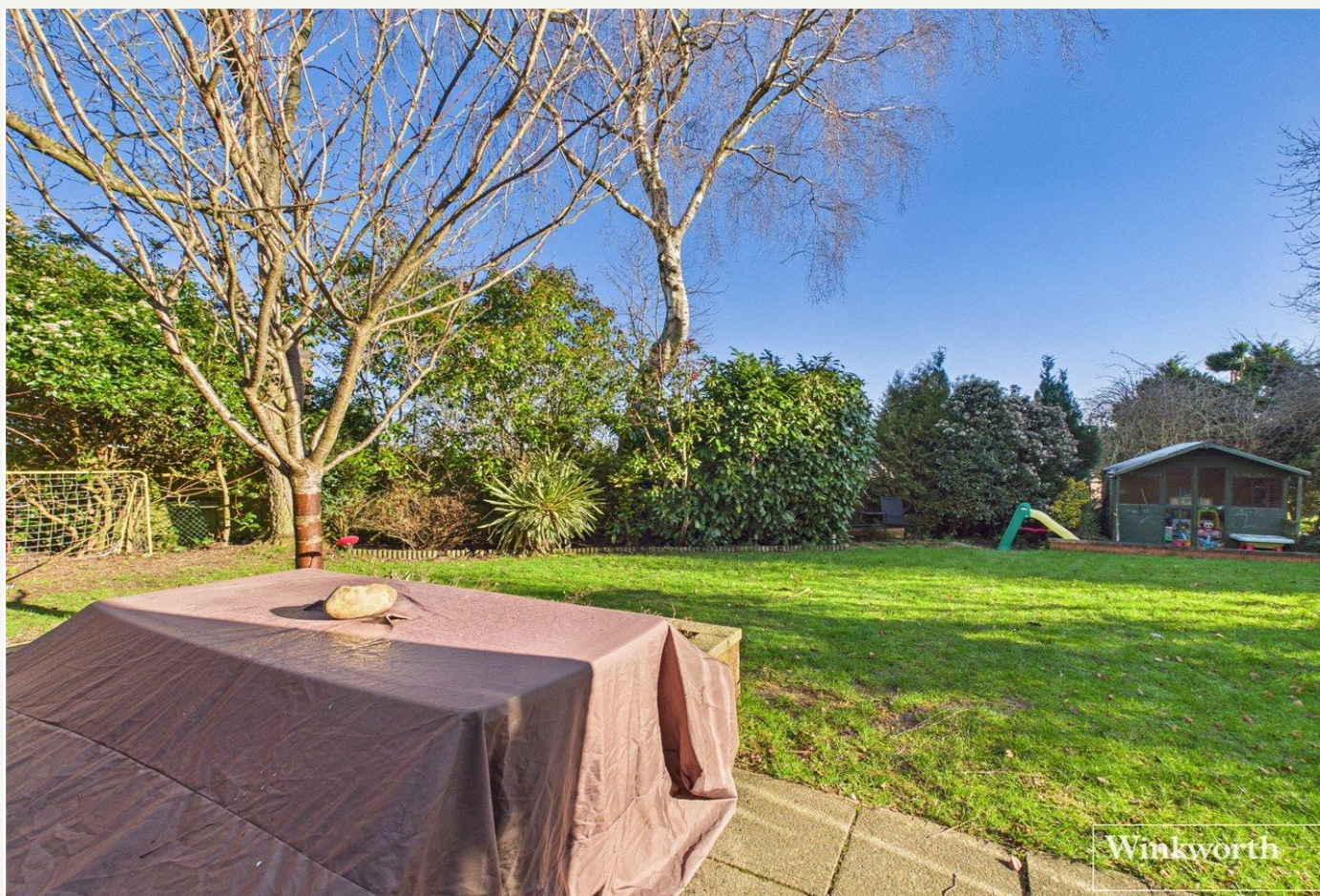
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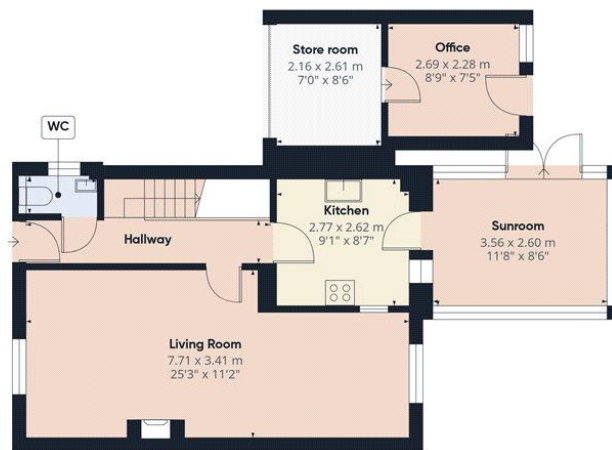
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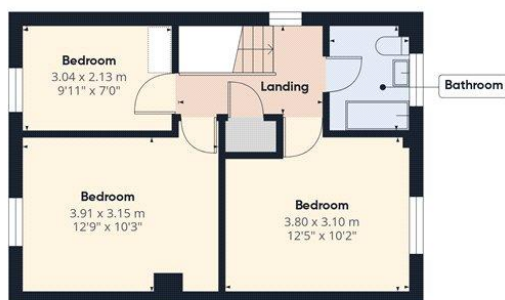
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MATERIAL INFO

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
101.1 m²
1091 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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