ELVASTON WAY, READING, BERKSHIRE, RG30 4 LX
£400,000 FREEHOLD

VERSATILE THREE STOREY FOUR BEDROOM TOWNHOUSE IN TILEHURST RECENTLY REFURBISHED THROUGHOUT AVAILABLE WITH NO ONWARD CHAIN

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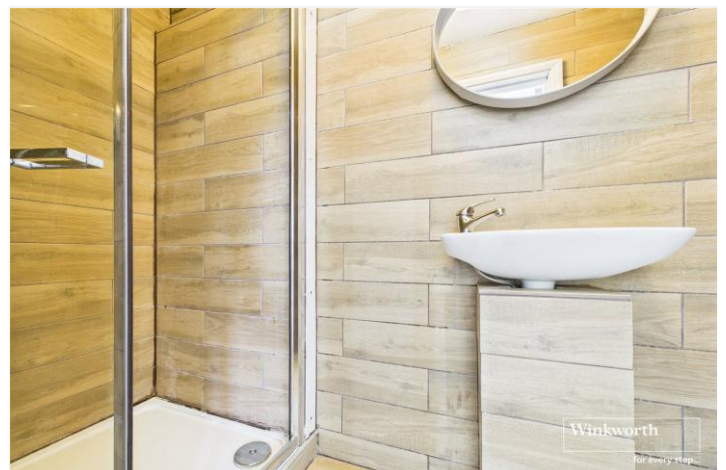
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DESCRIPTION:

This recently refurbished three-storey townhouse boasts four bedrooms and offers versatile living space. With no onward chain, this property is the perfect choice for those seeking a swift move. The ground floor features a cloakroom and an open-plan kitchen/dining/living area with patio doors leading to the garden, complete with a rear gate for convenient access. The first floor comprises a spacious double bedroom, which could serve as an additional reception room, a second bedroom, and a family bathroom. On the second floor, you will find two more bedrooms, one of which benefits from an ensuite. Throughout the property, new carpets, doors, and fresh decor enhance the contemporary style. Additional features include a driveway and integral garage, adding further convenience and desirability to this stunning townhouse. Don't miss the opportunity to make this beautifully renovated property your new home – contact us today to arrange a viewing.

AT A GLANCE

- No Onward Chain
- Versatile Three Storey Townhouse
- Four Bedrooms
- Recently Refurbished Throughout
- Integral Garage and Parking
- Modern Open Plan Kitchen/Living/Dining Room
- Family Bathroom on First Floor
- Ensuite To 2nd Floor Bedroom
- Ground floor Cloakroom
- Fully Enclosed Courtyard Garden With Rear Access

Ground Floor

Garage
16'0" x 8'3"
4.89 x 2.52 m

Kitchen/Diner/Living Area
20'11" x 14'10"
6.38 x 4.55 m

Hallway
11'5" x 3'6"
3.48 x 1.07 m

WC
5'2" x 2'5"
1.58 x 0.74 m

Ground Floor

Floor 1

Landing
9'2" x 6'9"
2.82 x 2.07 m

Bathroom
5'5" x 6'8"
1.66 x 2.03 m

Bedroom /Reception Room
9'10" x 14'11"
3.01 x 4.57 m

Bedroom
8'10" x 7'9"
2.70 x 2.39 m

Floor 1

Floor 2

Bathroom
8'11" x 2'8"
2.73 x 0.84 m

Bedroom
13'0" x 14'11"
3.96 x 4.57 m

Bedroom
8'10" x 11'10"
2.71 x 3.63 m

Landing
5'10" x 5'2"
1.79 x 1.60 m

Floor 2

Approximate total area[1]
1156 ft²
107.3 m²

(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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: D

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.

Score	Energy rating		Current	Potential
92+	A			
81-91	B			82 B
69-80	C			
55-68	D		62 D	
39-54	E			
21-38	F			
1-20	G			

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