



Blundells Road, Tilehurst, Reading, Berkshire, RG30 4TR

£475,000 *Freehold*



Beautifully Updated Victorian Semi-Detached Home in the Heart of the Village

This attractive Victorian semi-detached property has been thoughtfully modernised over the past year to create a stylish and practical family home, ideally located in the centre of the village.

The accommodation comprises a welcoming entrance hall, downstairs WC, a spacious lounge/dining room, and a beautifully re-fitted kitchen/breakfast room. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Recent upgrades include:

- A modern re-fitted kitchen and bathroom suite
- Double-glazed windows
- Replacement gas boiler
- Full redecoration
- New flooring throughout

To the rear, the property boasts a low-maintenance garden extending approximately 50ft, with gated side access. Parking is available on the road only.

A perfect blend of period charm and modern convenience—early viewing is highly recommended.

KEY FEATURES

- Three bedroom semi detached
- Victorian home in the village
- Renovated in the last 12 months
- Impressive kitchen/breakfast room
- Modern bathroom
- 50ft rear garden
- Downstairs WC
- On road parking only!!!



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MATERIAL INFO

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



Approximate total area⁽¹⁾
100.5 m²
1082 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		
69-80	C		82 B
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/REA250995>

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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