



40 Dell Road
Tilehurst, RG31 6PA



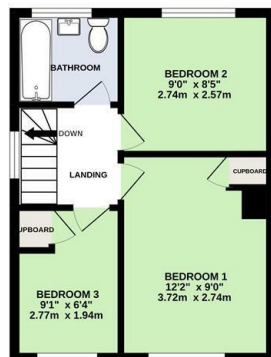
Guide price £475,000 Freehold

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40 Dell Road

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



DELL ROAD, TILEHURST, RG31 6PA

TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION:

VP - Presented to the market is this extended, immaculate three/four bedroom semi detached house with off road parking and located in a cul de sac. The property comprises entrance porch/hallway, living/dining area, refitted kitchen, WC, storage cupboard and bedroom four/office room. On the first floor there are three bedrooms and a refitted bathroom suite. The rear garden is enclosed with a patio and lawn area.

Council tax band - D

SUMMARY OF ACCOMMODATION:

- SEMI DETACHED
- LIVING/DINING ROOM
- FAMILY/OFFICE ROOM
- OFF ROAD PARKING
- THREE/FOUR BEDROOMS
- DOWNSTAIRS WC
- EXCELLENT CONDITION THROUGHOUT
- ENCLOSED GARDEN

ADDITIONAL INFO:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
E: sales@villageproperties.org
W: www.villageproperties.co.uk

92 School Road
Reading
RG31 5AU

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