



105 Overdown Road  
Tilehurst, RG31 6NN



Guide price £850,000 Freehold



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# 105 Overdown Road

## DESCRIPTION:

VP - 360 VIRTUAL TOUR AND VIDEO TOUR.

Presented to the market is this four double bedroom detached house located 0.2 miles to Tilehurst train station. The property is only 8 years old and boasts a 35ft width kitchen/dining/living area and ample off road parking. Local schools, bus routes, amenities, Waitrose and parks are all within easy access.

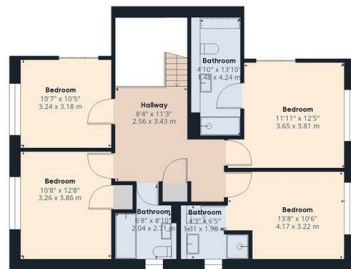
The property comprises entrance hallway, cloakroom, direct access into the garage, living room, separate utility/laundry and saving the best to last the stunning open plan kitchen/dining/living area with bi fold doors into the rear garden. On the first floor there are four generous size bedrooms, two en suites and a family bathroom.

Internal viewings are highly recommended.

Council tax band - F



Ground Floor



Floor 1



Approximate total area<sup>8</sup>  
2215.57 ft<sup>2</sup>  
205.83 m<sup>2</sup>

Reduced headroom  
5.92 ft<sup>2</sup>  
0.55 m<sup>2</sup>

Excluding balconies and terraces.

[ ] Reduced headroom  
(below 1.5m/4.92ft)

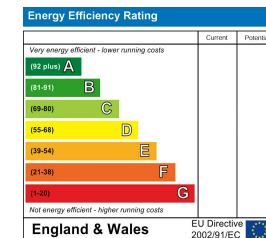
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## SUMMARY OF ACCOMMODATION:

- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING FOR SEVERAL CARS
- SEPARATE UTILITY ROOM
- THREE BATHROOMS
- ONLY 8 YEARS OLD
- DETACHED
- 35FT WIDTH KITCHEN/DINING/LIVING AREA
- GARAGE
- DOWNSTAIRS WC
- 360 VIRTUAL TOUR

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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