



4 Barbrook Close  
Tilehurst, RG31 6RT

Guide price £450,000 Freehold



VillageProperties.co.uk

# 4 Barbrook Close

## DESCRIPTION:

VP - Presented to the market is this three bedroom semi detached house located in a cul de sac and within walking distance to Tilehurst train station, local schools, amenities and bus routes. The property comprises entrance hallway, access to the garage, fitted kitchen and an open plan living/dining room. On the first floor there are three bedrooms and a bathroom. The property benefits off road parking, side access and an enclosed rear garden.

Council tax band - D (West Berkshire)

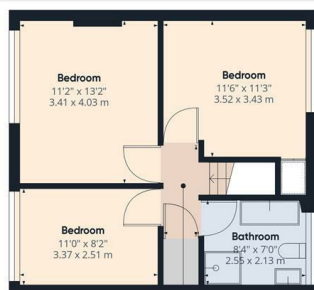
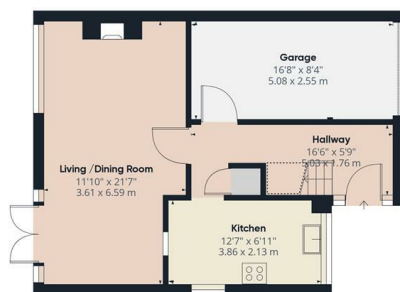
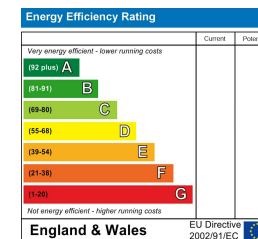
## SUMMARY OF ACCOMMODATION:

- THREE DOUBLE BEDROOMS
- CUL DE SAC LOCATION
- GARAGE
- CLOSE TO TILEHURST TRAIN STATION
- SEMI DETACHED
- OFF ROAD PARKING
- SIDE ACCESS TO GARDEN

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

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



Approximate total area  
1050.14 ft<sup>2</sup>  
97.56 m<sup>2</sup>

Reduced headroom  
8.68 ft<sup>2</sup>  
0.81 m<sup>2</sup>

(1) 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.

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