



45 Westwood Road  
Tilehurst, RG31 5PL

Offers in the region of £525,000 Freehold



VillageProperties.co.uk

# 45 Westwood Road

## DESCRIPTION:

VP - Presented to the market is this traditional four bedroom detached house located within easy access to Tilehurst train station, village amenities and bus routes.

The property comprises of entrance hallway, bay-fronted living room, downstairs bathroom, utility room and kitchen/dining room. On the first floor you'll find three generous size bedrooms and a bathroom. Plus a further fourth bedroom on the second floor with ample storage and potential to install an en-suite in the future.

The rear garden is massive 200ft approx in depth and boast two outbuildings, patio, lawn and vegetable beds.

Council tax band: E (Reading)

## SUMMARY OF ACCOMMODATION:

- 4 BEDROOMS
- 200FT + GARDEN
- TILEHURST VILLAGE CENTRE LOCATION
- DETACHED
- DRIVEWAY
- SIDE ACCESS

## ADDITIONAL INFO:

Council tax band: E (Reading)  
5 Minuet walk to Tilehurst Village Centre

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:

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