

Vp

14 Larissa Close
Tilehurst, RG31 6LE

Guide price £475,000 Freehold



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14 Larissa Close

DESCRIPTION:

VP - Nestled in the tranquil cul-de-sac of Larissa Close, Tilehurst, this splendid end-terrace house offers a perfect blend of modern living and convenience. Built in 2007, the property boasts a contemporary design and is presented to the market with no onward chain, making it an ideal choice for those looking to move swiftly.

The residence features three generously sized double bedrooms, ensuring ample space for family living or guests. With four bathrooms, including a convenient downstairs WC, the home is designed to accommodate the needs of a busy household with ease. The two reception rooms provide versatile spaces for relaxation and entertainment, allowing for both formal gatherings and casual family time.

One of the standout features of this property is its delightful position backing onto Arthur Newbery Park, offering a serene backdrop and easy access to green spaces for leisurely walks or outdoor activities. The rear access gate leads directly to the park, enhancing the appeal for families and nature enthusiasts alike.

Off-road parking is available, providing convenience and peace of mind. The location is particularly advantageous, being within walking distance to Tilehurst train station, which offers excellent transport links for commuters. Additionally, the property is close to local schools, amenities, and bus routes, ensuring that all essential services are within easy reach.

This charming home is perfect for those seeking a comfortable and well-connected lifestyle in a desirable area. With its modern features and prime location, it presents an excellent opportunity for both families and professionals alike.

Council tax band - E

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- TWO EN SUITES
- CUL DE SAC LOCATION
- BACKING ONTO ARTHUR NEWBERY PARK
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS WC
- KITCHEN/DINING ROOM
- OFF ROAD PARKING
- WALKING DISTANCE TO TILEHURST TRAIN STATION

ADDITIONAL INFO:

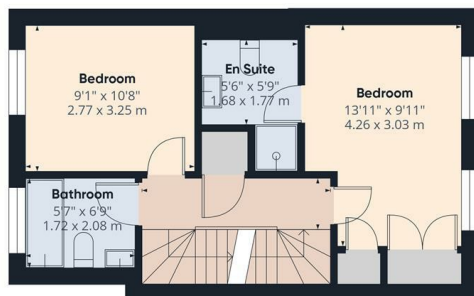
VIEWING STRICTLY BY APPOINTMENT:

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Ground Floor



Floor 1



Floor 2



Approximate total area¹⁾

1208 ft²

112.3 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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