

Vp

37 Gratwicke Road
Tilehurst, RG30 4TU

Guide price £525,000 Freehold



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37 Gratwicke Road

DESCRIPTION:

VP - Presented to the market is this delightful semi-detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this home is ideal for both relaxation and entertaining. The open plan kitchen and dining room is a standout feature, providing a modern space for family gatherings and culinary adventures.

The property boasts three well-proportioned bedrooms, lodt room, ensuring ample space for family or guests. Two bathrooms, including a convenient downstairs shower room, cater to the needs of a busy household. Additionally, a dedicated office room offers a quiet retreat for work or study, while a utility room enhances practicality.

The expansive circa 100ft rear garden is a true gem, providing a private outdoor sanctuary for gardening, play, or simply enjoying the fresh air. Off-road parking with two dropped kerbs adds to the convenience of this lovely home.

Situated within walking distance to local amenities, bus routes, schools, and parks, this property is perfectly positioned for family life. Whether you are looking for a peaceful retreat or a vibrant community, this semi-detached house on Gratwicke Road is an excellent choice for your next home. Don't miss the opportunity to make this wonderful property your own.

Council tax band - D

SUMMARY OF ACCOMMODATION:

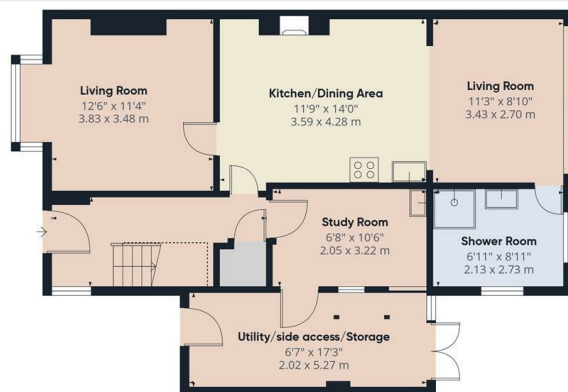
- THREE BEDROOMS
- DOWNSTAIRS WC & SHOWER ROOM
- DOWNSTAIRS STUDY
- OFF ROAD PARKING
- SEMI DETACHED HOUSE
- LOFT ROOM
- UTILITY ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- 360 VIRTUAL TOUR
- CIRCA 100FT REAR GARDEN

ADDITIONAL INFO:

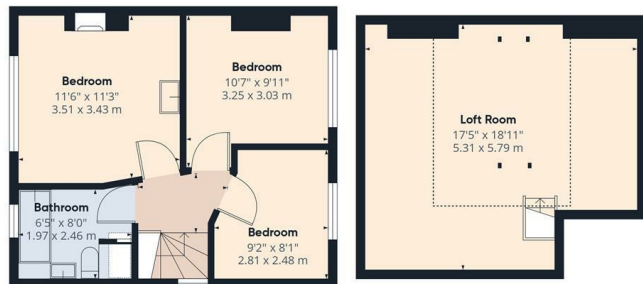
VIEWING STRICTLY BY APPOINTMENT:

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92 School Road
Reading
RG31 5AU



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1416 ft²
131.5 m²

Reduced headroom

196 ft²
18.2 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

Calculations reference the RICS (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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