

# Vp

45 Blundells Road  
Tilehurst, RG30 4TR

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Guide price £600,000 Freehold



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# 45 Blundells Road

## DESCRIPTION:

VP - Presented to the market is this stunning semi-detached house offering a perfect blend of modern living and comfort. With four generously sized bedrooms, this property is ideal for families seeking space and style. The home boasts three well-appointed reception rooms, providing ample room for relaxation and entertainment.

One of the standout features of this residence is the beautiful open-plan living area, which flows seamlessly into a sunroom that invites natural light and offers delightful views of the meticulously landscaped rear garden. This outdoor space is truly a masterpiece, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The property also includes a downstairs WC, en suite bathroom and a stunning refitted bathroom suite featuring high-quality fittings that enhance the overall elegance of the home. For those with multiple vehicles, the ample off-road parking accommodates up to several cars, ensuring convenience for residents and guests alike. Side gates provide easy access to the garden and garage, adding to the practicality of this wonderful home.

Situated in central Tilehurst, this property is ideally located near a variety of amenities, including shops, bus routes, parks, and schools, making it a perfect choice for families and professionals. This stunning semi-detached house is not just a home; it is a lifestyle waiting to be embraced. Don't miss the opportunity to make this exceptional property your own. Council tax band - E

## SUMMARY OF ACCOMMODATION:

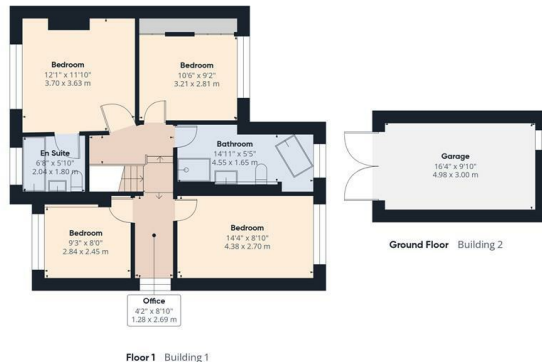
- FOUR DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING & GARAGE
- LANDSCAPED REAR GARDEN
- EN SUITE BATHROOM TO MASTER BEDROOM
- 360 VIRTUAL TOUR
- EXTENDED SEMI DETACHED HOUSE
- STUNNING OPEN PLAN LIVING STYLE
- DOWNSTAIRS WC
- STUDY AREA ON FIRST FLOOR
- REFITTED LUXURY BATHROOM SUITE

## ADDITIONAL INFO:

### VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: [sales@villageproperties.org](mailto:sales@villageproperties.org)  
W: [www.villageproperties.co.uk](http://www.villageproperties.co.uk)

92 School Road  
Reading  
RG31 5AU



Approximate total area<sup>(1)</sup>  
1758 ft<sup>2</sup>  
163.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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