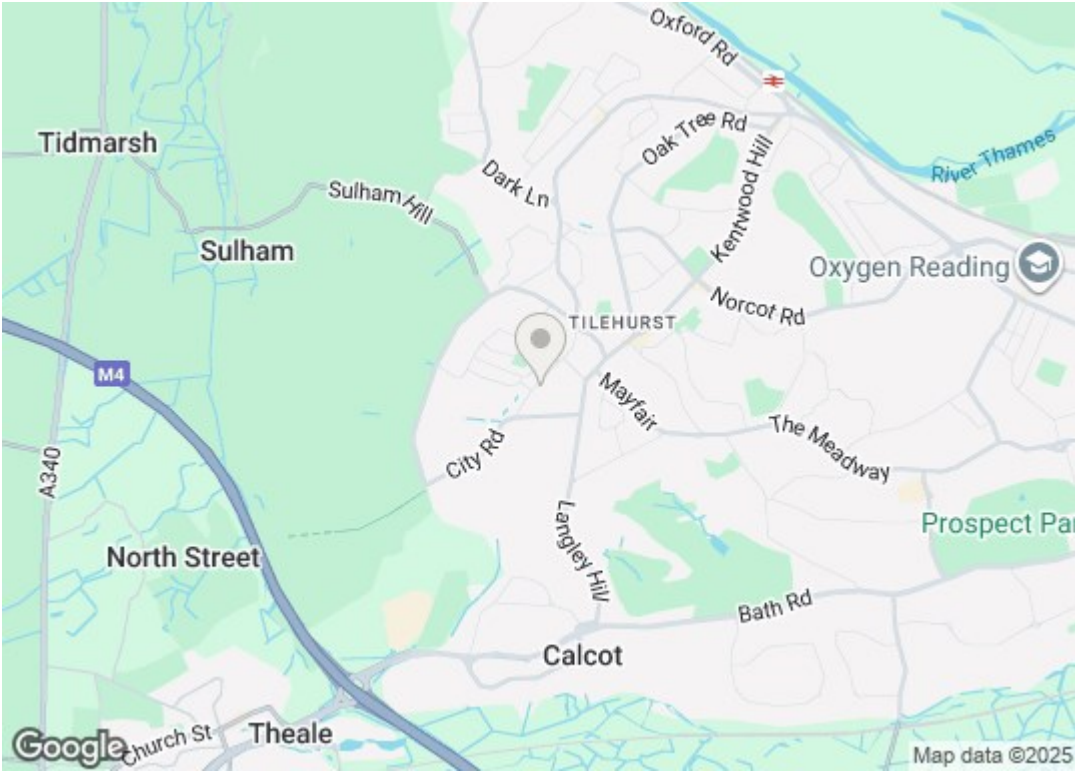




16a Hildens Drive, Tilehurst, Reading, RG31 5HU
£1,500 PCM

- **THREE BEDROOMS**
- **AVAILABLE IMMEDIATELY**
- **LARGE KITCHEN**

Presented to the market is this three bedroom duplex maisonette, walking distance to amenities, bus routes, parks and local schools. The property comprises entrance hallway, kitchen/breakfast room and living/dining room. On the first floor there are three double bedrooms and a bathroom suite. The property is located above a hair salon.



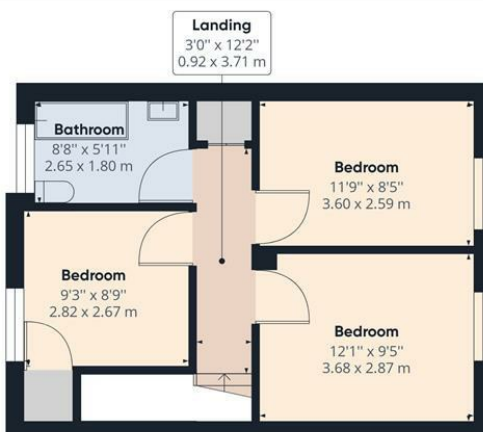
DIRECTIONS

ADDITIONAL INFORMATION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area⁽¹⁾

833.17 ft²

77.40 m²

Reduced headroom

15.93 ft²

1.48 m²

(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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