



# 33 Devonshire Gardens

Tilehurst, RG31 6FW

Guide price £415,000 Freehold



## DESCRIPTION

VP - NO ONWARD CHAIN. Located in a cul-de-sac of Devonshire Gardens is this charming three-bedroom semi-detached house ideal for families and first-time buyers alike.

Upon entering, you are welcomed into a spacious living room that offers a comfortable space for relaxation and entertaining. The heart of the home is undoubtedly the kitchen dining room, which features bi-fold doors that seamlessly connect the indoor space to the outdoor area. This design not only enhances natural light but also provides a perfect setting for al fresco dining and gatherings.

The property boasts three well-proportioned bedrooms, ideal for accommodating family members or guests. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for daily living.

Outside, the rear garden is a delightful retreat, featuring both a patio and a lawn area, perfect for children to play or for hosting summer barbecues. Additionally, the garden offers direct access into the garage.

Parking is a breeze, a valuable asset in today's busy world. The location is particularly advantageous, being within walking distance to a Tesco Express shop, local bus routes, schools, and parks, making it an ideal choice for families seeking convenience and community.

Council tax band - D

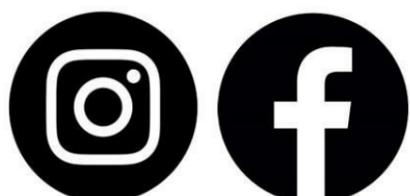
## SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- SEMI DETACHED
- GARAGE & DRIVEWAY
- CUL DE SAC LOCATION
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- THREE BEDROOMS

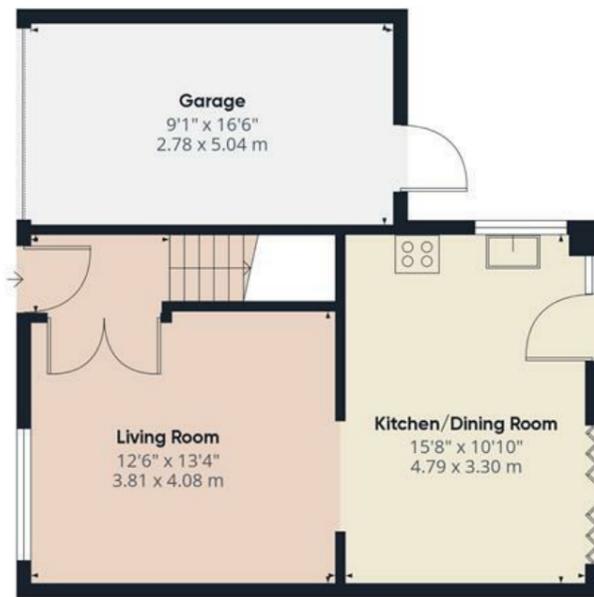
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

England & Wales EU Directive 2002/91/EC

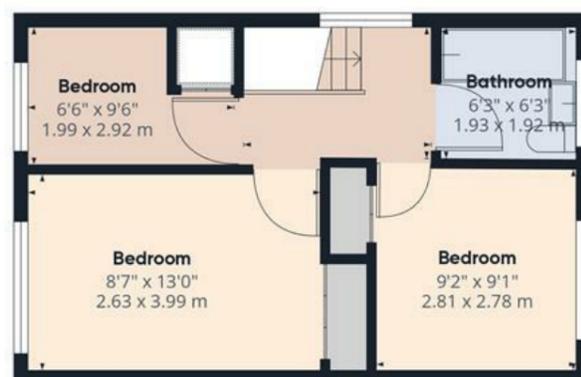
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Ground Floor



Floor 1



Approximate total area<sup>†</sup>

881.03 ft<sup>2</sup>  
81.85 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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