



86 Corwen Road

Tilehurst, RG30 4SU

Guide price £400,000 Freehold



DESCRIPTION

VP - Presented to the market is Corwen Road, Tilehurst, Reading, this charming mid-terrace house offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The property has been upgraded to an excellent condition since the current owner purchased it in 2020, ensuring that it is ready for you to move in without the need for immediate renovations.

One of the standout features of this home is the large driveway, which accommodates parking for up to four vehicles, a rare find in urban settings. Additionally, the property includes a garage, providing further storage options or potential for a workshop.

The location is particularly advantageous for families, as it is situated within close proximity to reputable schools, making the morning school run a breeze. Tilehurst itself is a vibrant community, offering a range of local amenities, parks, and excellent transport links to Reading and beyond.

In summary, this three-bedroom mid-terrace house on Corwen Road presents a fantastic opportunity for those looking for a well-maintained home in a sought-after area. With its spacious layout, ample parking, and excellent local schools, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your new home.

SUMMARY OF ACCOMMODATION

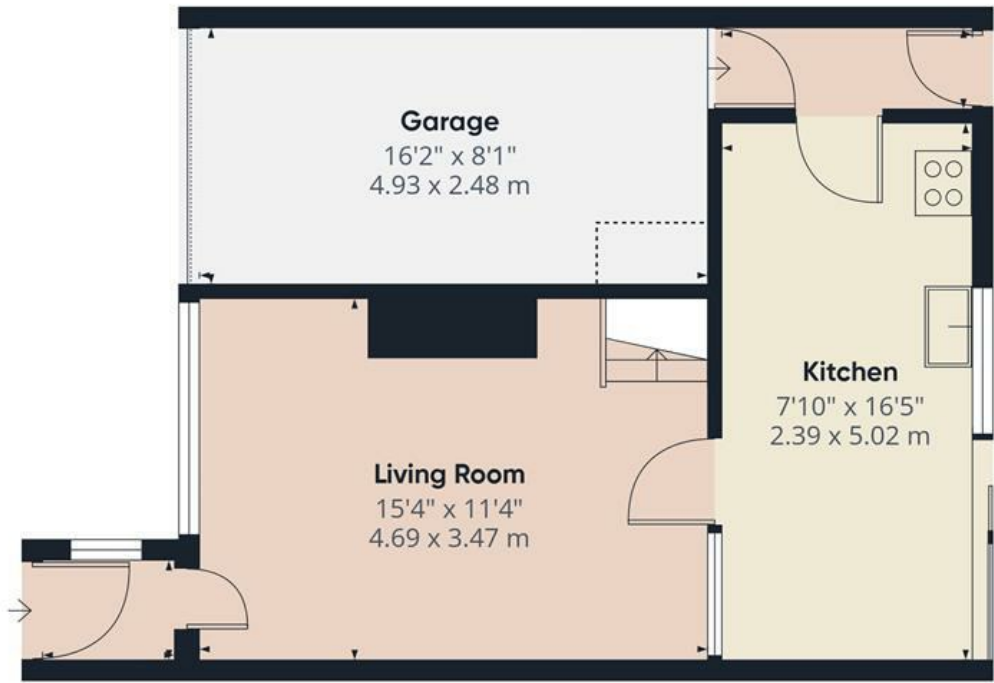
- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- MID TERRACE
- GREAT CONDITION
- ELECTRIC CAR CHARGER
- KITCHEN/DINING ROOM
- SHORT WALK TO TILEHURST VILLAGE CENTRE
- 360 VIRTUAL TOUR AVAILABLE

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

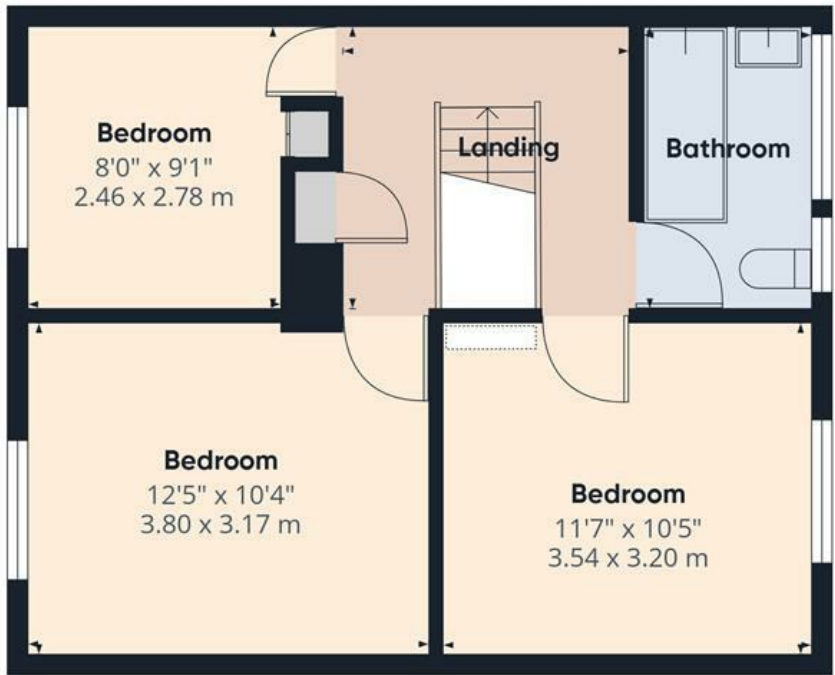
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

917 ft²
85.3 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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