



15A Church End Lane
Tilehurst, RG30 4XA

Offers in excess of £450,000 Freehold



DESCRIPTION

VP - Presented to the market is this extended three-bedroom semi-detached house offering a perfect blend of comfort and convenience. With three spacious reception rooms, including a welcoming living room, a well-appointed kitchen/dining room, and a delightful sun room, this home is ideal for both relaxation and entertaining.

The ground floor also features a practical utility room and a convenient WC, ensuring that everyday living is both functional and enjoyable. Ascend to the first floor, where you will find three generously sized bedrooms, complemented by a shower room, providing ample space for family or guests.

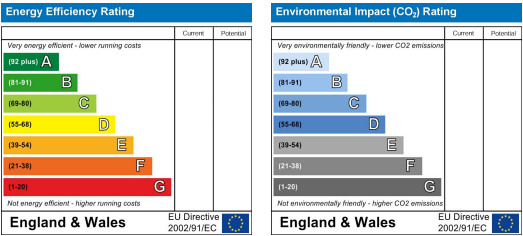
The property boasts a well-maintained rear garden, which benefits from side access to the front of the house. At the back of the garden, an outbuilding offers additional storage or potential for a workshop, while access to the garage adds to the practicality of this charming home. With parking available for up to four vehicles, you will never have to worry about finding a space.

Situated close to local schools, amenities, bus routes, and parks, this property is perfectly positioned for families and professionals alike. Whether you are looking for a peaceful retreat or a vibrant community, this home in Tilehurst is sure to meet your needs. Do not miss the opportunity to make this delightful house your new home.

Council tax band - D

SUMMARY OF ACCOMMODATION

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED
- KITCHEN/DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS WC
- SIDE ACCESS TO GARDEN
- LANDSCAPED REAR GARDEN
- OUTBUILDING AT REAR OF PROPERTY
- GARAGE AT THE REAR OF PROPERTY
- OFF ROAD PARKING





Approximate total area^m
1591 ft²
147.7 m²

(1) Excluding balconies and terraces

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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