



56 Crescent Road  
Tilehurst, RG31 5AH

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Guide price £565,000 Freehold



**DESCRIPTION**

VP - Presented to the market is this extended four-bedroom semi-detached house offering a perfect blend of space and comfort for modern family living. The heart of the home is the spacious kitchen/dining room, designed to accommodate family meals and gatherings. The open-plan living room enhances the sense of space, creating a warm and welcoming atmosphere. Additionally, the property features a convenient downstairs WC, adding to the practicality of the layout.

For those with multiple vehicles, the property provides off-road parking for several cars, ensuring that parking is never a concern. The detached garage and storage rooms at the rear offer further utility, perfect for hobbies or additional storage needs.

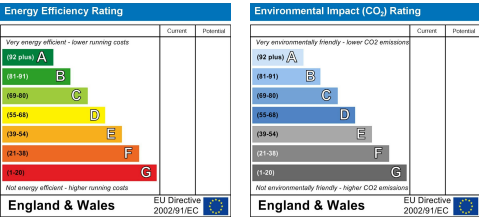
One of the standout features of this home is the impressive circa 200ft rear garden. This expansive outdoor space is perfect for children to play, for gardening enthusiasts, or simply for enjoying the fresh air during the warmer months.

This semi-detached house on Crescent Road is not just a property; it is a wonderful opportunity for families seeking a spacious and versatile home in a desirable location. With its ample living space, practical amenities, and a beautiful garden, this residence is sure to appeal to those looking for a comfortable and inviting place to call home.

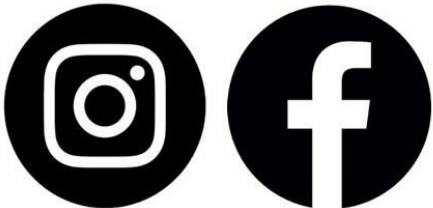
Council tax band - D

**SUMMARY OF ACCOMMODATION**

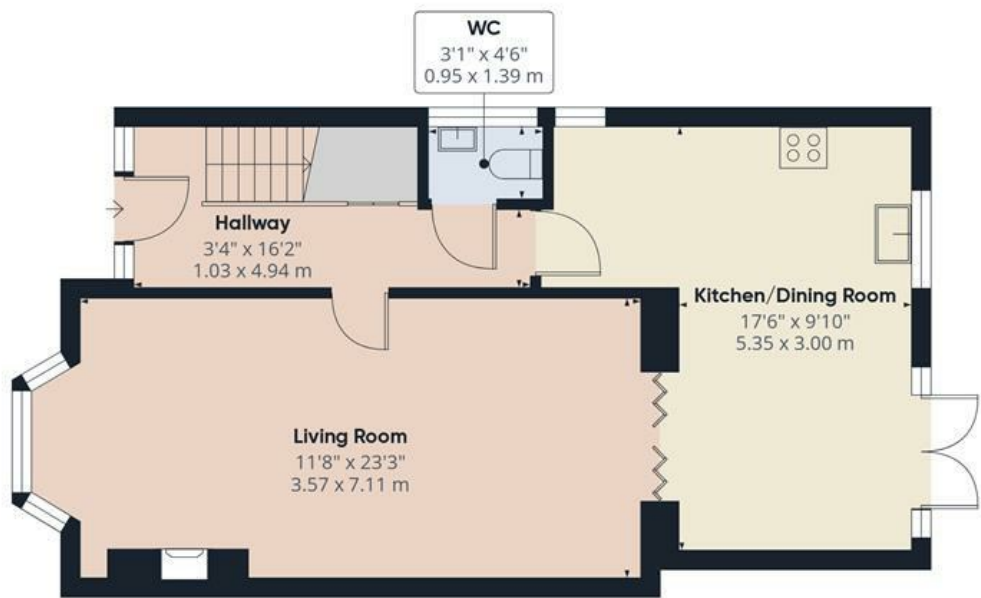
- FOUR BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING
- SIDE ACCESS TO REAR GARDEN
- DETACHED GARAGE AND TWO FURTHER STORAGE ROOMS
- CIRCA 200FT REAR GARDEN



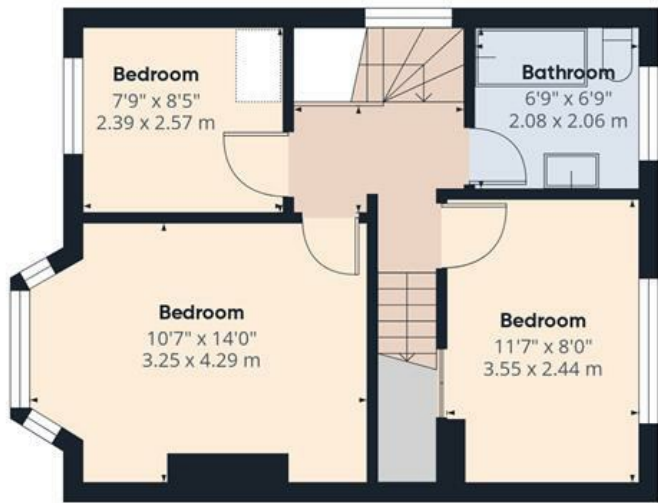
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1525 ft<sup>2</sup>

141.7 m<sup>2</sup>

Reduced headroom

71 ft<sup>2</sup>

6.6 m<sup>2</sup>

(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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