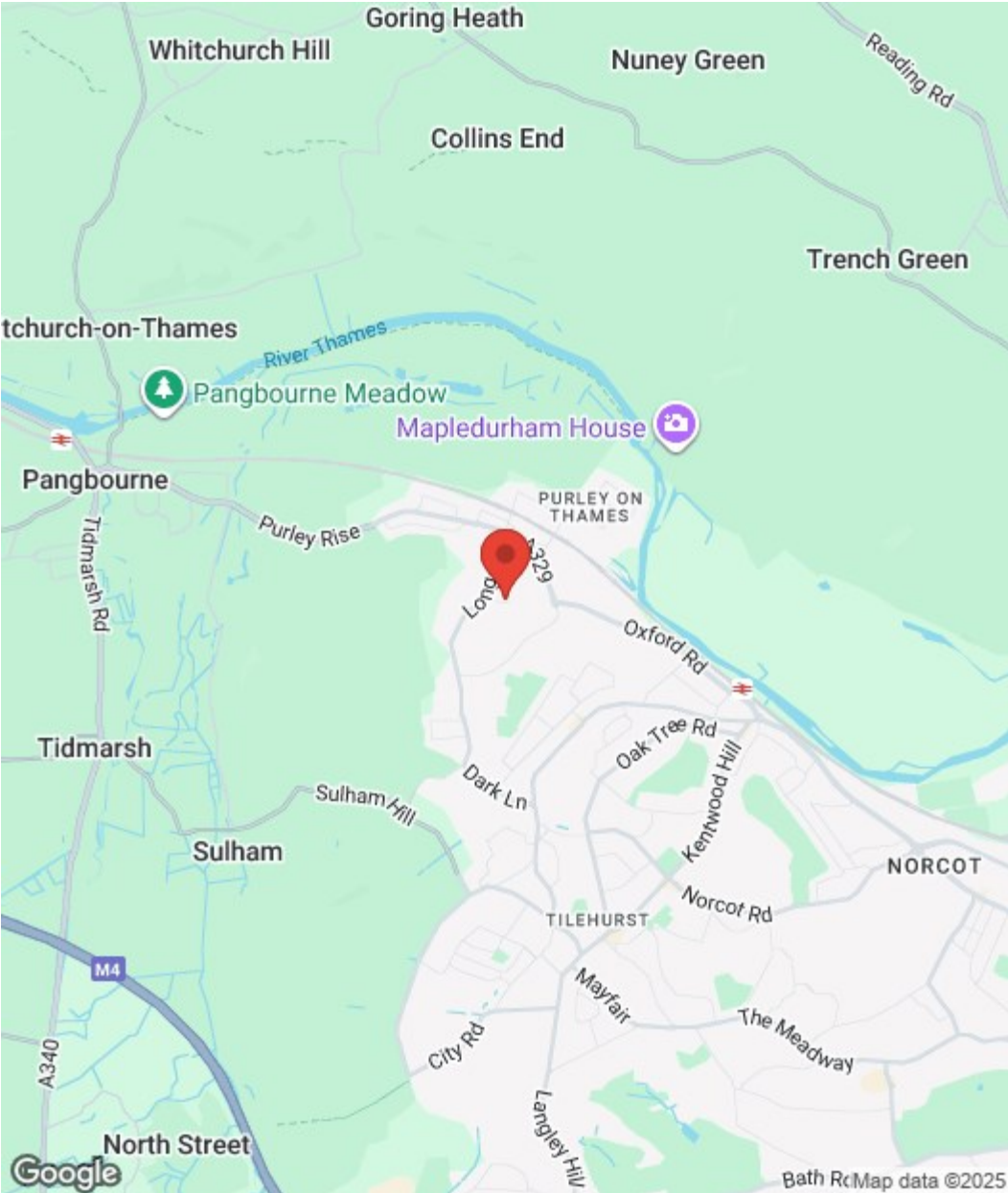




13 Orchard Close
Tilehurst, RG31 6YS

Guide price £625,000 Freehold



DESCRIPTION

VP - Presented to the market detached chalet bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, one bathroom and two W/C's, this property is ideal for families seeking space and functionality.

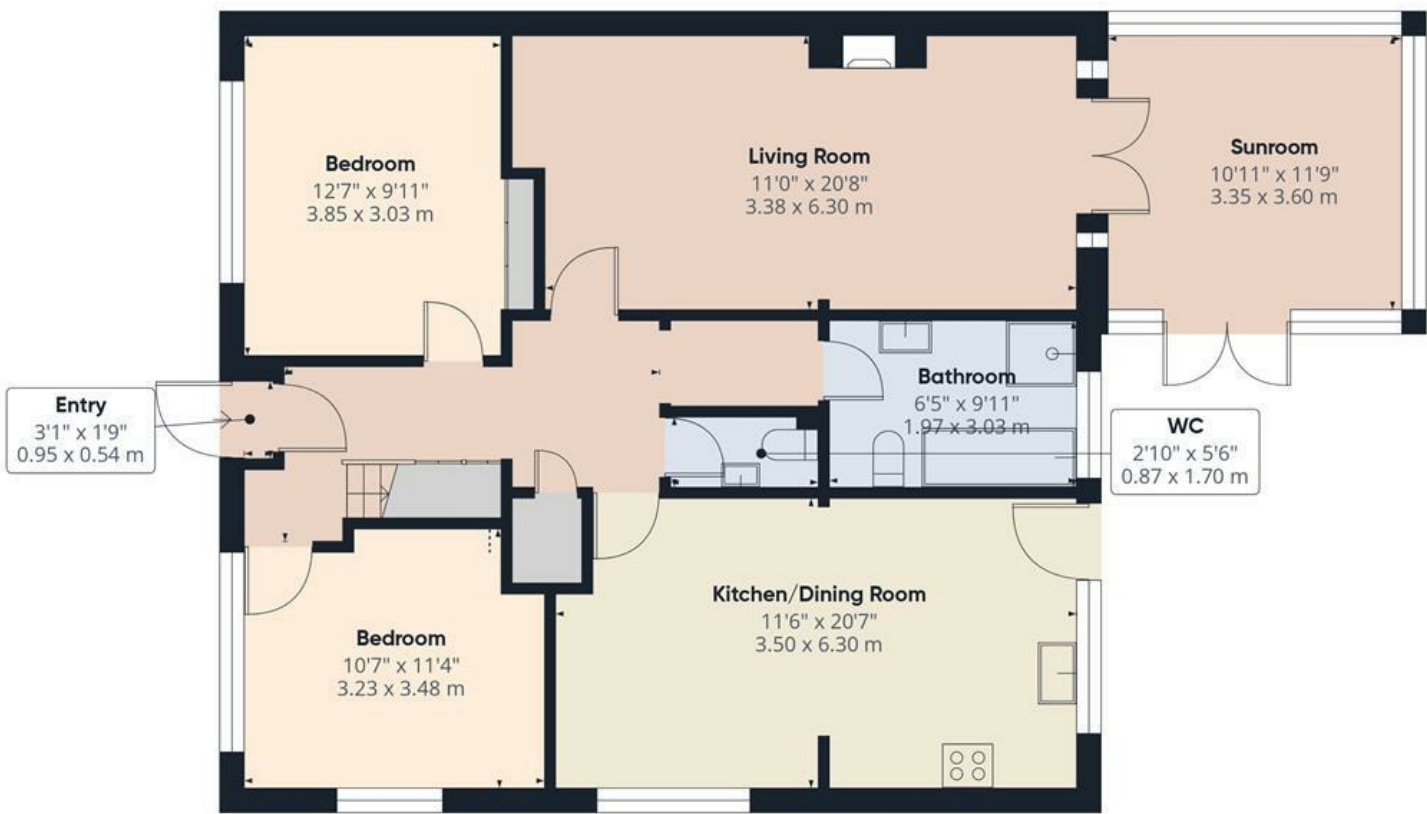
The property is in lovely condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. The pretty garden adds a touch of tranquillity, providing a lovely outdoor space for children to play.

Parking is a breeze with space for up to three vehicles on the driveway, a valuable feature in this sought-after area. Furthermore, the property is situated within an excellent school catchment, making it an attractive option for families prioritizing education.

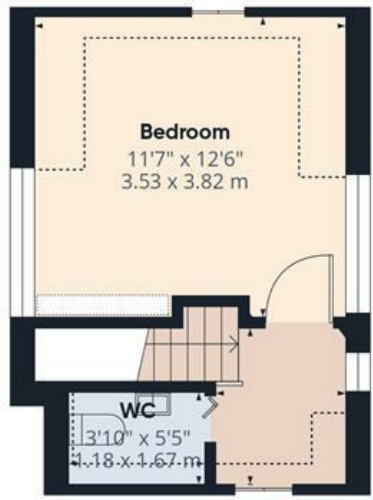
- SUMMARY OF ACCOMMODATION**
- NO ONWARD CHAIN
 - DETACHED
 - THREE BEDROOMS
 - SUN ROOM
 - OFFICE/OUTBUILDING
 - LOVELY CONDITION
 - DRIVEWAY PARKING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Energy Efficiency Rating		58	81

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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m

1676 ft²

155.7 m²

Reduced headroom

55 ft²

5.1 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.

GIRAFFE360