



Village Properties

81 Westwood Road
Tilehurst, RG31 5PX

Offers in excess of £675,000 Freehold



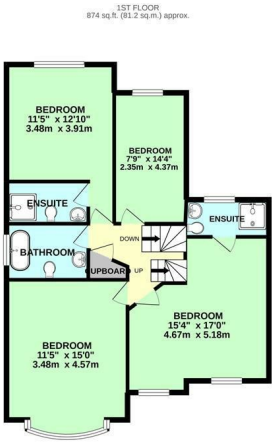
VillageProperties.co.uk

81 Westwood Road



TOTAL FLOOR AREA: 2593 sq.ft. (240.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION:

VP - Presented to the market is this impressive bay fronted detached house situated in a sought after location within walking distance of the village centre, popular schools plus only 1 mile to Tilehurst train station (direct to London Paddington). The property has undergone much home improvement over the years including a substantial full width double story rear extension and loft conversion of which has over doubled the property's square footage.

The accommodation consists of entrance hall, front aspect lounge, a 25' living room, a 'jaw-dropping' 27' x 28' L-shape kitchen/dining/sitting room with bi-fold doors and twin sky lights, utility room, down stairs WC and storage area. On the first floor you'll find 4 bedrooms, a family bathroom and two en-suite shower rooms. lastly, on the second floor, a double bedroom with walk-in wardrobe. Other benefits include a sizeable driveway with electric gates, a south facing rear garden with a timber storage area and patio.

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- 1 MILE TO TRAIN STATION
- WALKING DISTANCE TO VILLAGE CENTRE
- SOUTH FACING GARDEN
- EXTENDED
- 5 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- 3 BATH/SHOWER ROOMS
- LOFT CONVERSION
- LARGE DRIVEWAY

ADDITIONAL INFO:

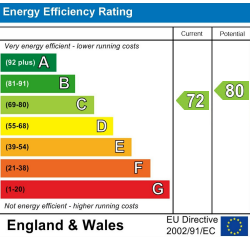
Approx.net floor area: 240.7 sq.m/ 2592 sq.ft

Local Authority: Reading Borough Council Tax Band: E

Approx. Distances:
Tilehurst Railway Station : 1.0 Miles
M4 motorway (J12): 2.7 Miles

VIEWING STRICTLY BY APPOINTMENT:

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