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Halls Road, Tilehurst, Reading

**BELVOIR!**

£495,000



### Key Features

- > Extended Three Bedroom Bayfronted semi-detached
- > Freehold
- > Council Tax Band - D
- > EPC Rating - D
- > Ample Off Road Parking
- > Good size rear garden
- > 28' Kitchen Breakfast Room

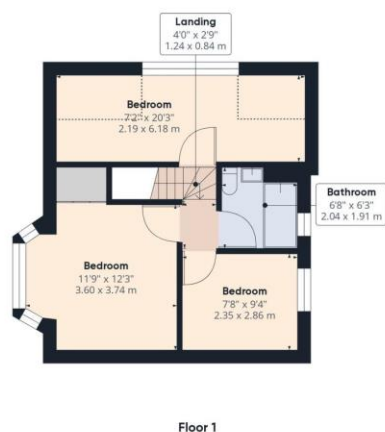
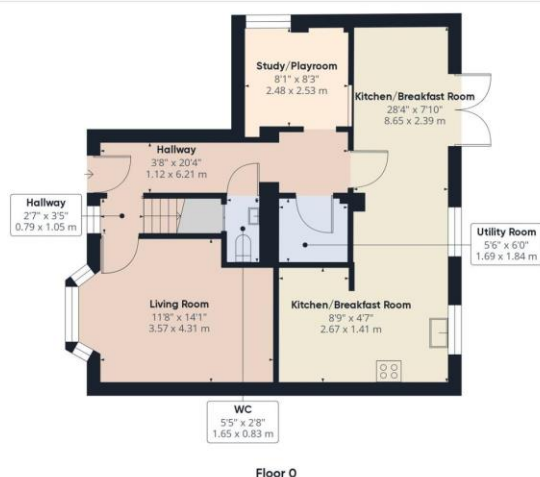
A great opportunity to purchase this double bay fronted extended 3-bedroom semi-detached house situated in one of Tilehurst's most sought after roads close to all amenities. The accommodation offers, entrance hall , cloakroom , lounge , study/playroom, utility room plus a fabulous 28' kitchen/breakfast room with doors onto the garden. On the first floor there are three bedrooms and a re-fitted family bathroom. Outside to the front is a large driveway offering parking for up to four vehicles and a store area to the front of what's left of the garage. A gate to the side grants pedestrian access to the rear garden with a good size patio and extensive lawn. The property is walking distance to no17 bus terminal and junction 12 of the M4 is just a short drive away.



Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards



**Approximate total area<sup>®</sup>**  
 1092.76 ft<sup>2</sup>  
 101.52 m<sup>2</sup>

**Reduced headroom**  
 40.77 ft<sup>2</sup>  
 3.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 1 standard.

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Contact us today to arrange a viewing...

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