



34 Beverley Road, Tilehurst, Reading, RG31 5PT  
£350,000 Freehold

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Residential Sales & Lettings

- 3 Bedroom Semi Detached Home In Need Of Modernisation
- Front to Rear Living Room
- Popular Cul De Sac Location
- Double Glazed Windows
- Extension Potential - Subject To Local Planning Consents

- Hall & Ground Floor WC
- Kitchen & First Floor Shower Room
- Sizeable Front, Side & Rear Gardens
- Gas Radiator Central Heating (Not Tested)
- No Chain

This three bedroom semi detached home is situated in a sought after cul-de-sac close to Tilehurst village, an area known for its wide range of local amenities, reputable schools, and convenient transport links. Bus services are readily available nearby, while Tilehurst railway station offers direct connections to central London. Junction 12 of the M4 motorway is also within easy reach, making this an ideal location for commuters.

The property itself requires full modernisation throughout, presenting an excellent opportunity for those looking to add value or create a bespoke family home. Set on a generous plot, it boasts sizeable front, side, and rear gardens, offering tremendous potential for extension, whether it be to the side, rear, or even a full wrap-around addition. The current accommodation includes an entrance hall, a ground floor WC, a spacious living room running from front to rear, a kitchen, three well proportioned bedrooms, and a shower room. The home benefits from gas radiator central heating (not tested) and double-glazed windows, though both may benefit from upgrading.

The rear garden is particularly substantial, with mature planting and areas now partly overgrown, while the side garden presents a clear opportunity for expansion. The property also enjoys a generous frontage, with ample space to create driveway parking.

Offered to the market with no onward chain, this is a fantastic project for buyers seeking a home with both potential and position.

Please contact Sansome & George Tilehurst branch to request further information or to arrange a viewing.

Council Tax band - D - Reading Borough Council.





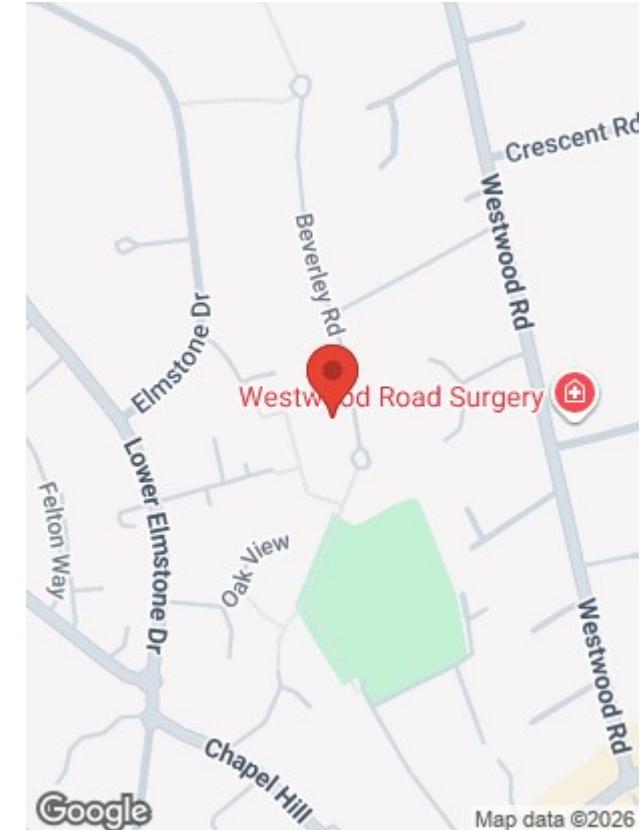
### Ground Floor

Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### First Floor

Approx 43 sq m / 458 sq ft



#### Energy Efficiency Rating

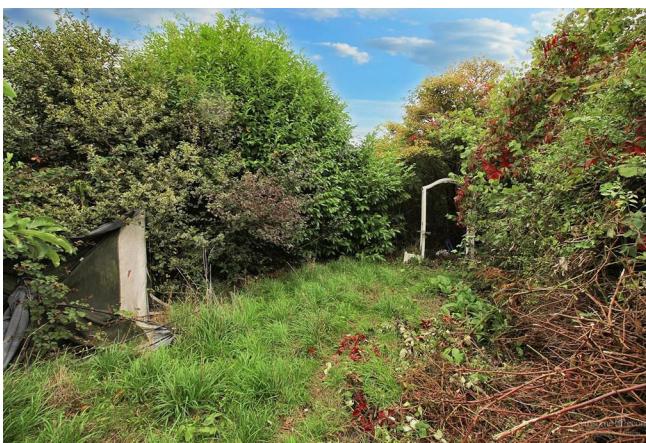
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### Misrepresentation and Misdescriptions Acts

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