



# 33 Farm Drive

Tilehurst, RG31 4EU

Guide price £475,000 Freehold



VP - Presented to the market is this extended three-bedroom semi-detached house offering a delightful blend of comfort and convenience. With off-road parking for up to two vehicles, this property is perfect for families or those who appreciate the ease of access.

Upon entering, you are greeted by a spacious kitchen/dining room, ideal for family meals and entertaining guests. The separate dining room provides additional space for formal gatherings, while the inviting living room offers a cosy retreat for relaxation. The sun room, bathed in natural light, serves as a perfect spot to unwind or enjoy a good book.

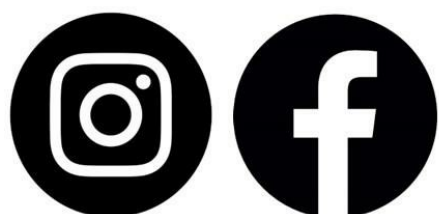
The ground floor also features a convenient downstairs WC, enhancing the practicality of the home. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a comfortable space for rest. The first-floor bathroom is thoughtfully designed to cater to the needs of the household.

The location of this property is particularly appealing, situated close to reputable schools, parks, and a variety of local amenities. Excellent bus routes nearby ensure easy access to Reading and beyond, making this home not only a peaceful retreat but also a practical choice for daily commuting.

Council tax band - C

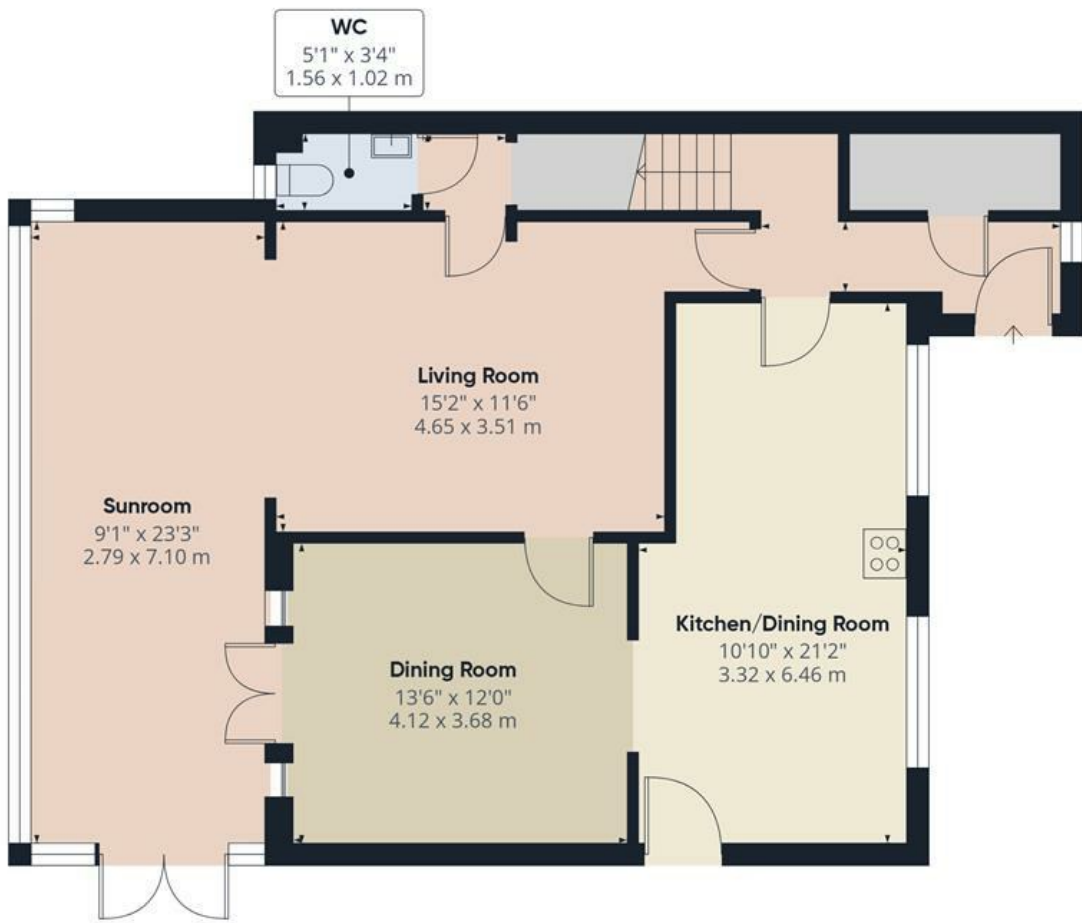
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- SUN ROOM
- OFF ROAD PARKING
- GARGAE AT REAR OF PROPERTY
- CUL DE SAC LOCATION
- 360 VIRTUAL TOUR

Get Social

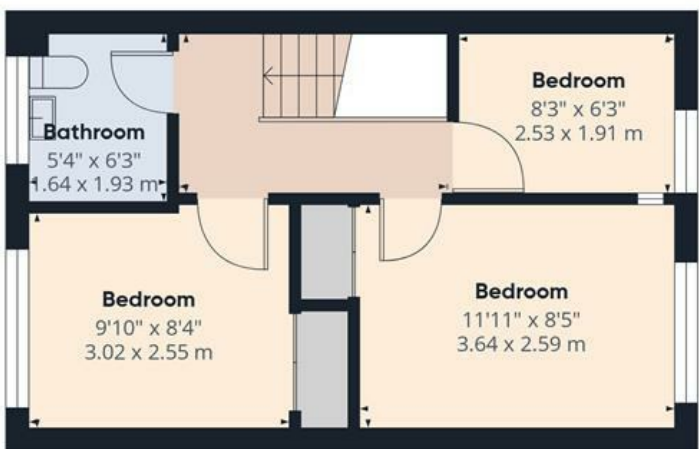


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Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1236 ft<sup>2</sup>  
114.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

