



Lamorna Crescent, Tilehurst, Reading, RG31 5WF

£425,000

Walmsley

## Lamorna Crescent, Tilehurst, Reading, RG31 5WF

Walmsley Estate Agency are pleased to offer to the market this four bedroom family home, situated in a popular residential cul-de-sac in Tilehurst. The accommodation comprises entrance hall, a WC, living room, separate dining room, kitchen, landing, four bedrooms and a family bathroom. Further benefits of this property include an attractive frontage with a pedestrianised setting, an enclosed rear garden, garage and driveway parking. Council tax band D. EPC rating D. No onward chain.

The suburb of Tilehurst is located on the western side of Reading with the River Thames running through its north and A4 to the south. Junction 12 of the M4 is close by and Tilehurst has its own station offering regular trains to Reading (taking 5 minutes and running twice an hour) and Oxford (35 Minutes) and several bus routes making it an excellent place for commuters. There are lots of shops including the Tilehurst Triangle and Meadway shopping precincts and a large Waitrose on the Oxford Road and some lovely parks as well as Sulham woods in close proximity. Very popular with families there are a number of good quality schools including Springfield, Birch Copse and Downsway primary and Little Heath and Denefield secondary schools.

### Tenure - Freehold





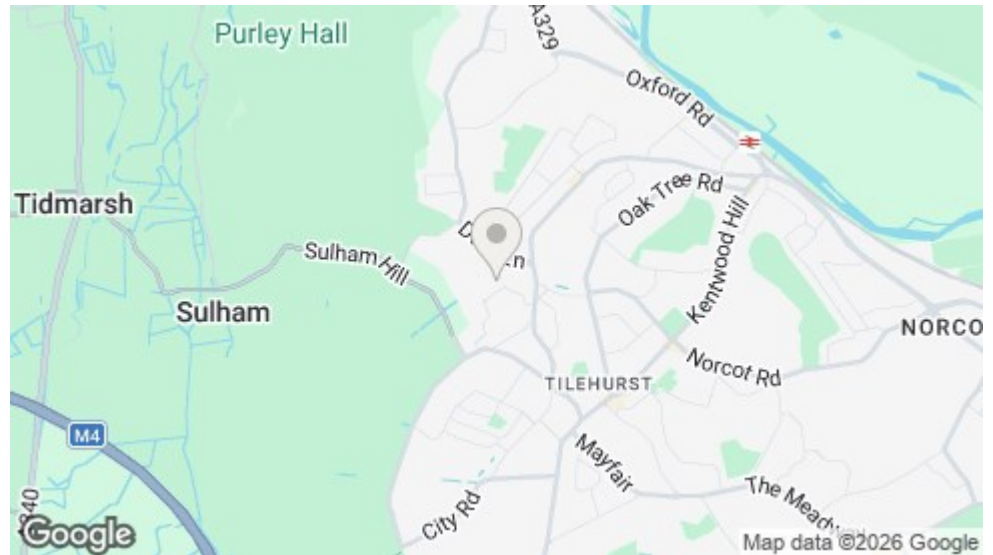
- Cul-de-sac location
- Modern family home
- Driveway parking and private garage
- Four bedrooms
- Enclosed rear garden
- Council tax band
- EPC rating



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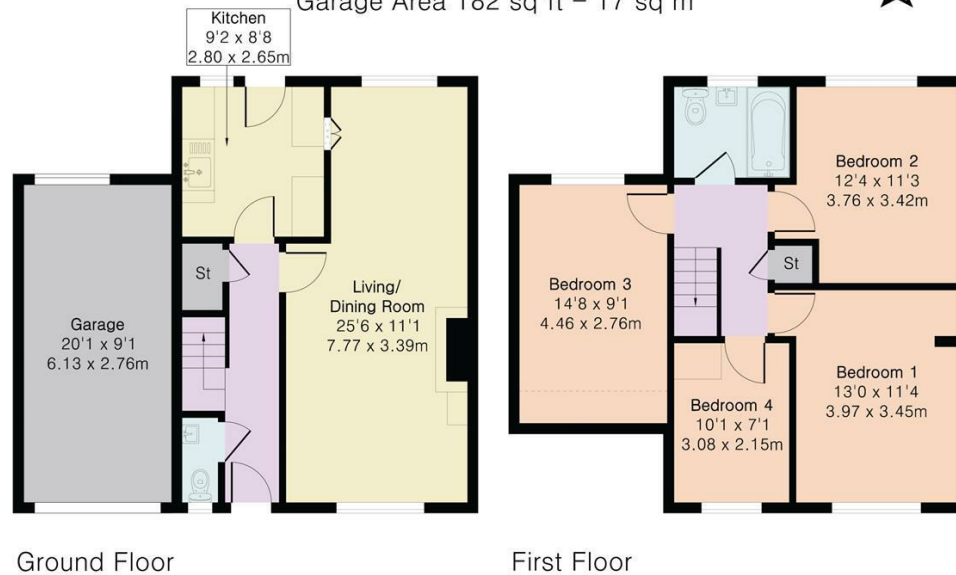


**Approximate Gross Internal Area 1031 sq ft - 95 sq m  
(Excluding Garage)**

Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 585 sq ft – 54 sq m

Garage Area 182 sq ft – 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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