



18 Oregon Avenue

Tilehurst, RG31 6RZ

Guide price £750,000 Freehold



VP - Nestled in the desirable area of Oregon Avenue, Tilehurst, this impressive four-bedroom detached house offers a perfect blend of space, comfort, and convenience. Spanning an expansive 2,156 square feet, the property was built circa 1980 and has been thoughtfully designed to cater to modern family living.

Upon entering, you are greeted by three well-proportioned reception rooms, including a welcoming living room and a stylish dining room, ideal for entertaining guests or enjoying family meals. The open-plan kitchen and dining area create a warm and inviting atmosphere, perfect for everyday living. Additionally, the property features a versatile office or studio space, providing an excellent opportunity for remote work or creative pursuits. A convenient WC and a double garage with ample parking for further enhance the practicality of this home.

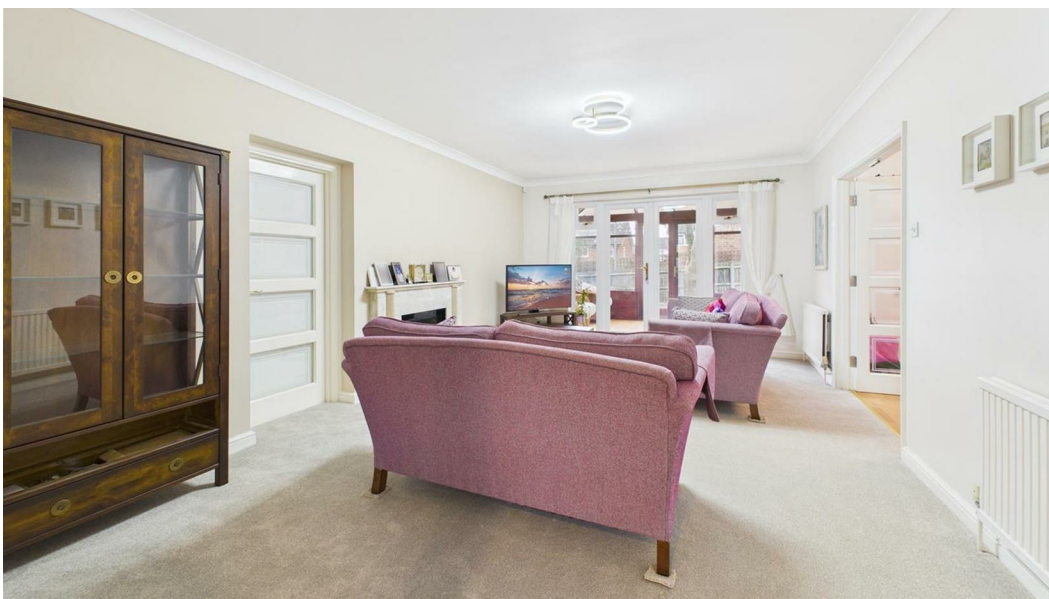
The first floor boasts four spacious bedrooms, with the master bedroom benefiting from an en suite shower room, ensuring privacy and comfort. A separate family bathroom serves the remaining bedrooms, making it an ideal layout for families or guests.

Outside, the rear garden offers a delightful patio and lawn area, perfect for summer barbecues or simply enjoying the outdoors. The side access gate adds an extra layer of convenience for garden maintenance or storage.

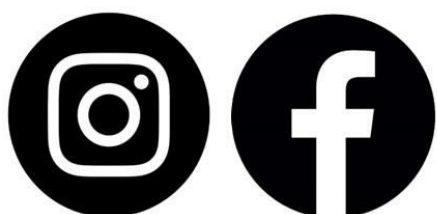
This property is ideally located within walking distance to Tilehurst train station, local schools, and various amenities, making it a fantastic choice for families and commuters alike.

Council tax band - E

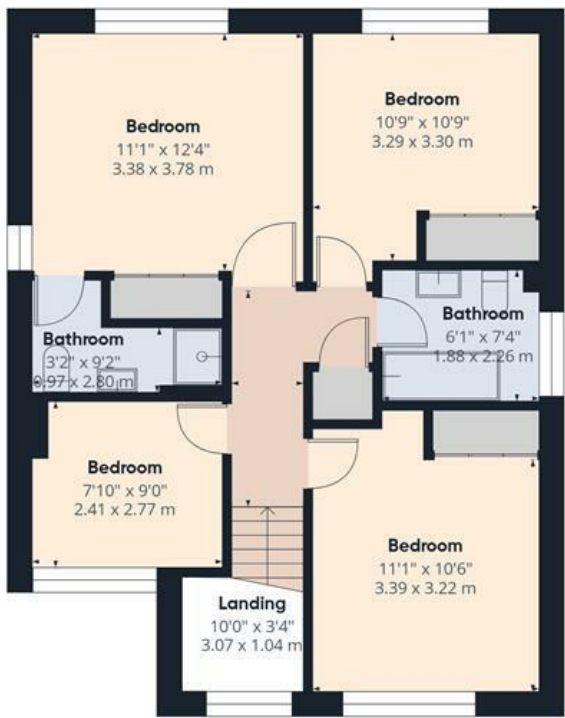
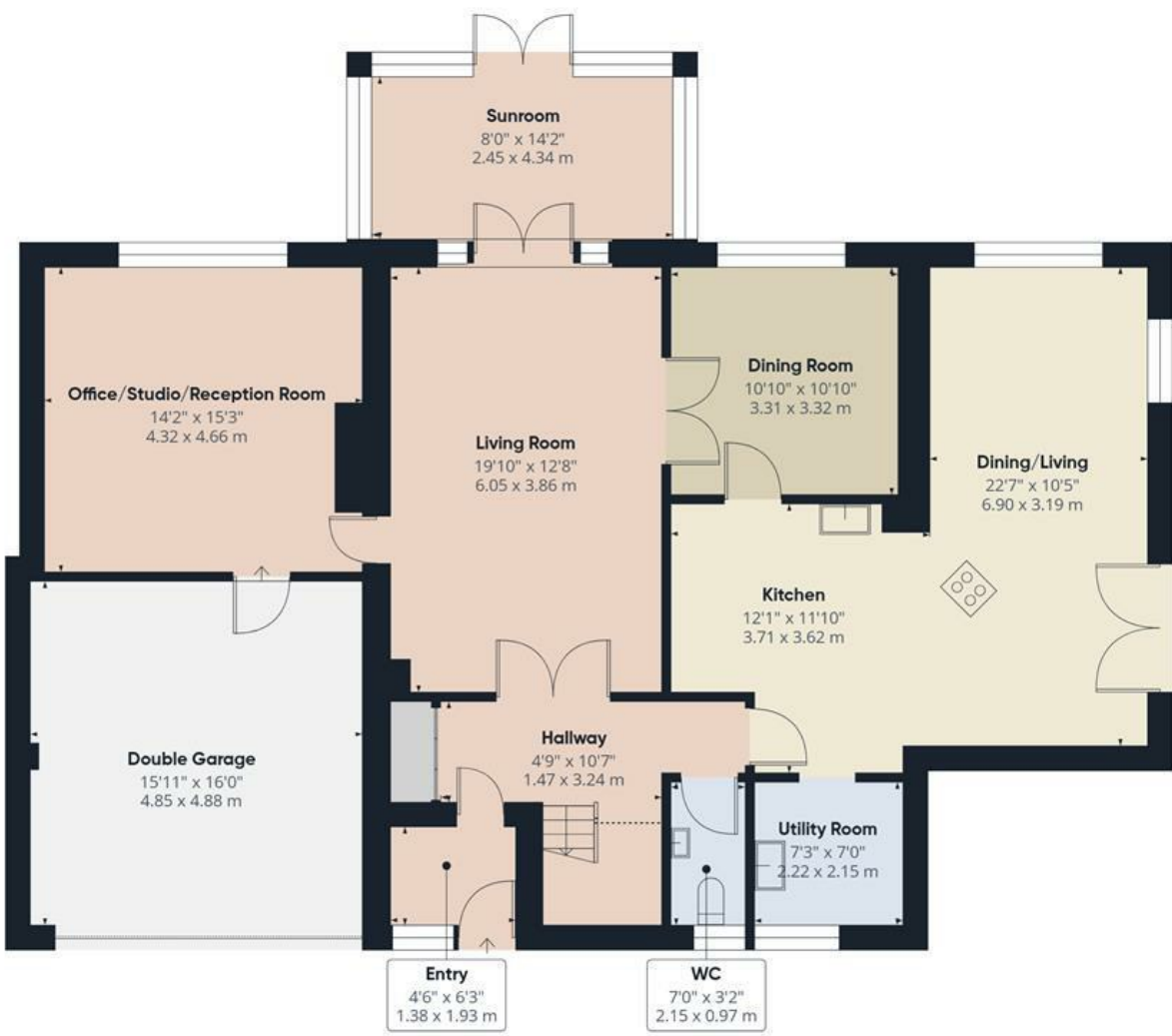
- FOUR BEDROOMS
- DOUBLE GARAGE
- STUDIO/OFFICE ROOM
- OPEN PLAN KITCHEN/DINING AREA
- DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN
- DETACHED
- UTILITY ROOM



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Approximate total area^m
2156 ft²
200.2 m²

Reduced headroom
31 ft²
2.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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