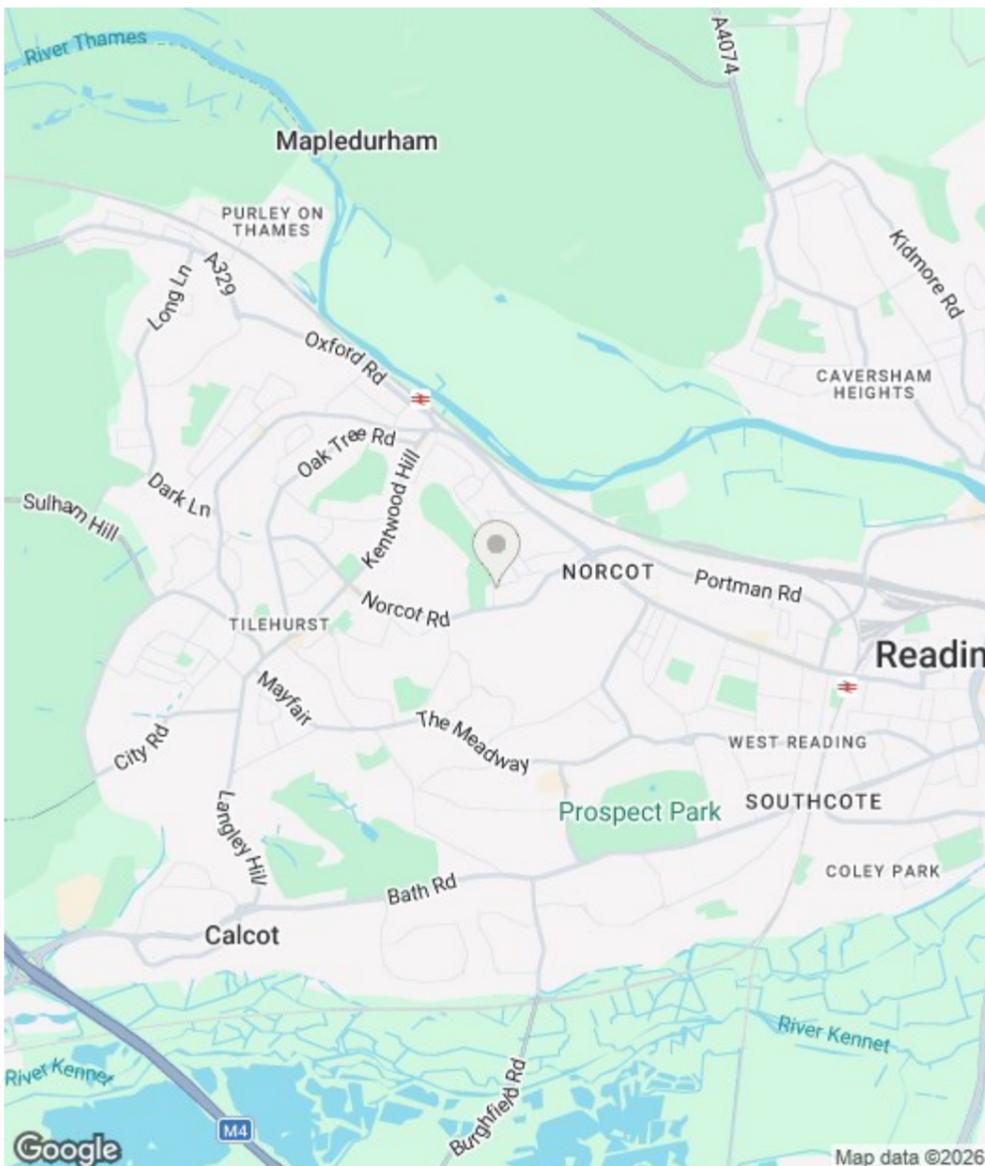




# 16 Broomfield Road

Tilehurst, RG30 6AL

Offers in excess of £475,000 Freehold



### DESCRIPTION

VP - Presented to the market is this versatile three/four bedroom link detached house. This property is designed to accommodate a variety of living arrangements. The ground floor feature an open plan living/dining kitchen area, perfect for modern family life and entertaining guests. Additionally, there is a separate utility room and a convenient WC, enhancing the practicality of the home.

One of the standout features of this property is the optional fourth bedroom on the ground floor, which can also serve as an additional living room, providing flexibility to suit your needs. Ascend to the first floor, where you will find three well-proportioned bedrooms and a family bathroom, ensuring ample space for everyone.

The house is set on a generous corner plot, offering a delightful rear garden that provides direct access to the garage and parking area. With parking available for up to three vehicles, this property is ideal for those with multiple cars or visiting guests.

In summary, this link detached house on Broomfield Road is a fantastic find, combining spacious living areas with the potential for versatile use. Whether you are looking to settle down with a family or simply desire more room to breathe, this home is well worth a visit.

Council tax band - D

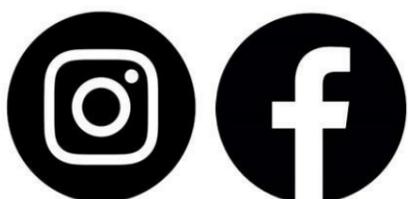
### SUMMARY OF ACCOMMODATION

- LINK DETACHED HOUSE
- THREE/FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE
- DOWNSTAIRS WC
- REFITTED KITCHEN
- 360 VIRTUAL TOUR
- CORNER PLOT
- UTILITY ROOM

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		72	76

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			

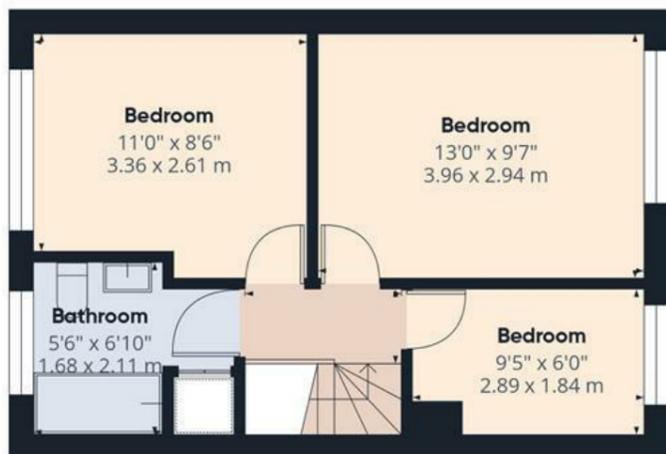
Get Social



VillageProperties.co.uk



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>  
1076 ft<sup>2</sup>  
99.9 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