



9 Birch Avenue, Tilehurst, Reading, RG30 6BL

Offers in excess of £400,000 Freehold

- NO ONWARD CHAIN
- EXTENDED TO THE REAR
- THREE/FOUR BEDROOMS
- DOWNSTAIRS WC
- OFF ROAD PARKING
- KITCHEN/BREAKFAST ROOM

VP - NO ONWARD CHAIN. This property will remain available for viewings until Thursday 20th August, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Friday 21st August 2026.

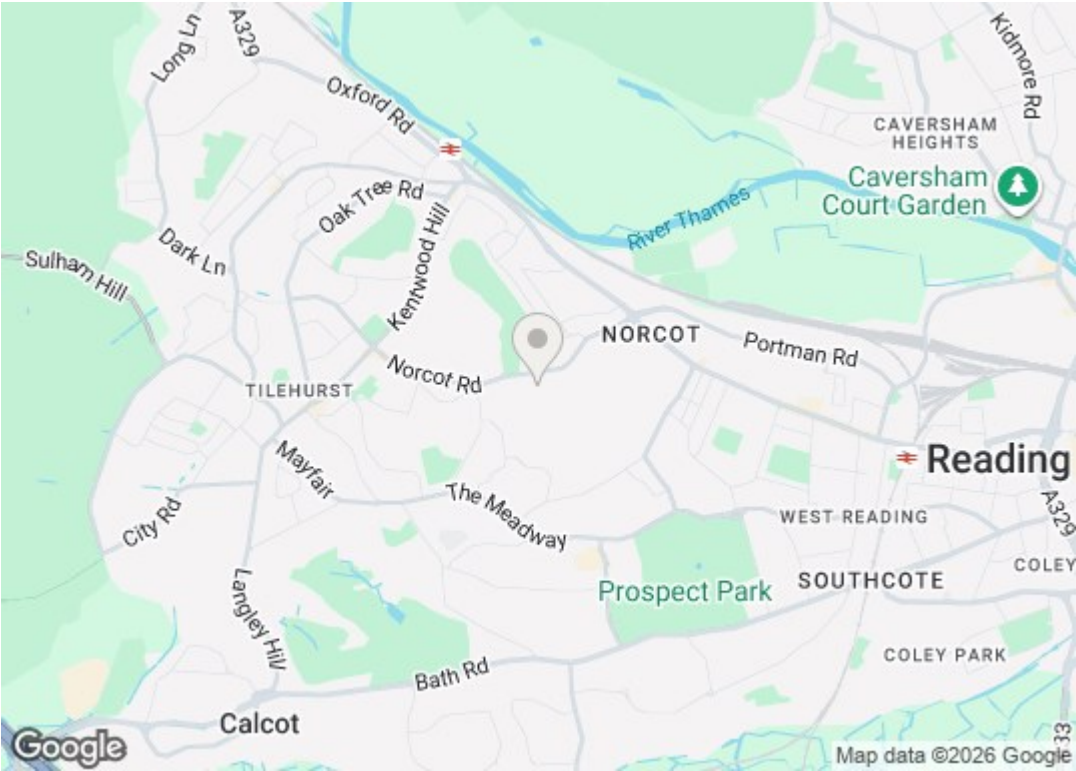
Presented to the market is this extended three-bedroom semi-detached house offering a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen/breakfast room is ideal for family meals, while the living room serves as a welcoming retreat.

Upon entering, you are greeted by a bright entrance hallway that leads to a convenient downstairs toilet, enhancing the practicality of the home. The first floor features three generously sized bedrooms, ensuring plenty of room for family or guests, along with a well-fitted bathroom.

Outside, the property benefits from off-road parking, a valuable asset in this sought-after location. The rear garden is a delightful space, fully enclosed for privacy, featuring a lovely patio area perfect for al fresco dining, alongside a well-maintained lawn. A side access gate adds to the convenience of the outdoor space.

This charming semi-detached house is an excellent opportunity for families or professionals seeking a comfortable home in a friendly neighbourhood. With its spacious layout and outdoor amenities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

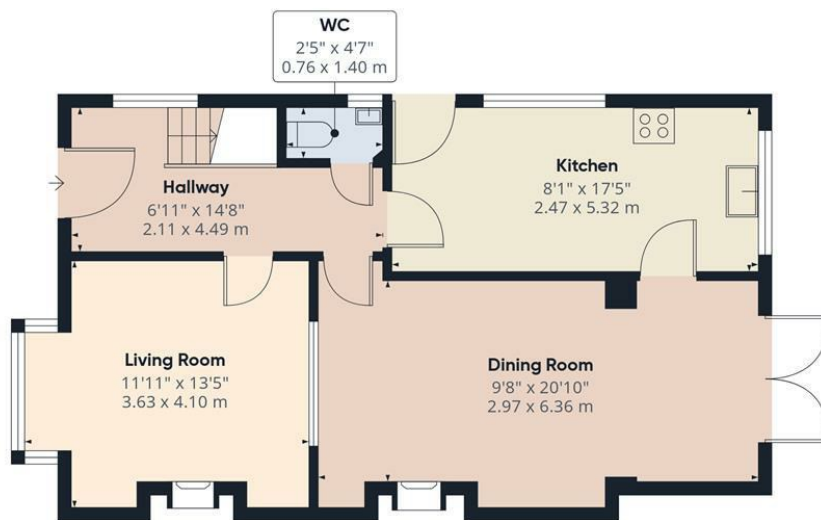
Council tax band - D



DIRECTIONS

ADDITIONAL INFORMATION

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



Ground Floor



Floor 1

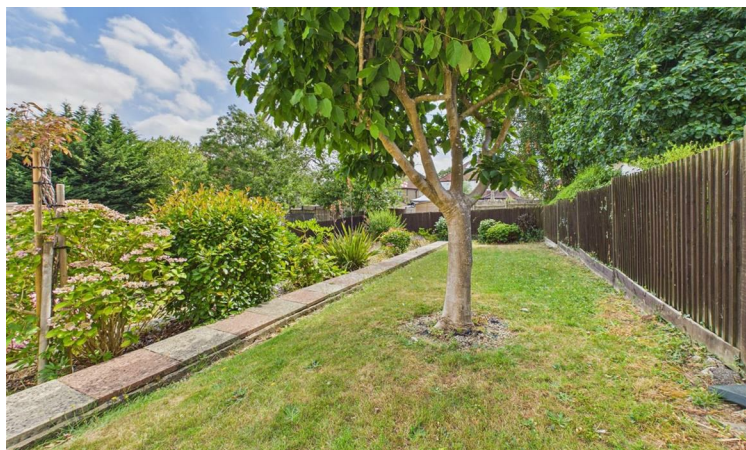
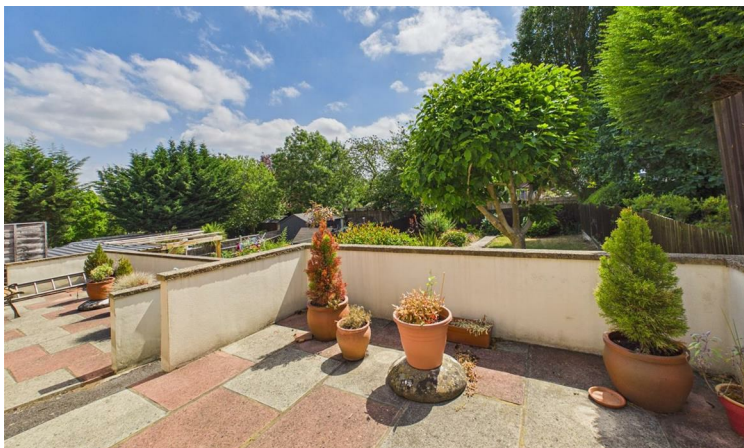


Approximate total area⁽¹⁾
1002 ft²
93.2 m²

(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



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