



123 Little Heath Road  
 Tilehurst, RG31 5TQ

Guide price £500,000 Freehold



**DESCRIPTION**

VP - Presented to the market is this delightful three bedroom detached house offering a perfect blend of comfort and convenience.

Upon entering, you are greeted by a spacious open plan living/dining room, which seamlessly flows into a sun room, creating a bright and inviting atmosphere. The kitchen is well-equipped and is complemented by a separate utility room, ensuring that daily chores are a breeze. Additionally, a convenient downstairs WC adds to the practicality of the home.

The first floor boasts three generously sized bedrooms, providing ample space for relaxation and rest. A recently refitted shower room serves these bedrooms, offering a modern touch to the home.

Outside, the property benefits from off-road parking for up to two vehicles, along with a garage located at the rear, providing extra storage or workshop space. The garden area is perfect for outdoor activities or simply enjoying the fresh air.

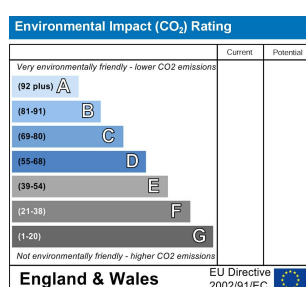
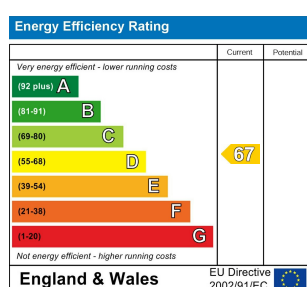
This residence is ideally situated close to local schools, making it a great choice for families. The surrounding countryside offers beautiful walks, while nearby bus routes and amenities ensure that everything you need is within easy reach.

Council tax band - E

**SUMMARY OF ACCOMMODATION**

- DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- LIVING/DINING ROOM
- KITCHEN & UTILITY ROOM
- CLOSE TO SCHOOLS
- DOWNSTAIRS WC
- REFITTED BATHROOM SUITE
- THREE BEDROOMS
- 360 VIRTUAL TOUR
- SIDE + REAR ACCESS & ACCESS TO GARAGE FROM GARDEN

Get Social





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>  
1181 ft<sup>2</sup>  
109.9 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