



## 21 Longleat Drive

Tilehurst, RG31 6YY

Offers in excess of £515,000 Freehold



### DESCRIPTION

Nestled in a peaceful cul-de-sac on Longleat Drive in Tilehurst, Reading, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. With ample off-road parking for up to three vehicles and a garage, this property is ideal for families or those who appreciate extra space.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen and dining room create a delightful space for family meals and gatherings, ensuring that every occasion is memorable. The property boasts a convenient downstairs shower room, while the first floor features a family bathroom, catering to the needs of a busy household.

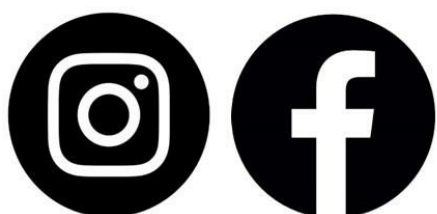
The three generously sized bedrooms offer plenty of natural light and flexibility for various living arrangements, whether it be for a growing family or a home office. The enclosed garden, complete with side access, provides a private outdoor retreat, ideal for children to play or for hosting summer barbecues.

Location is key, and this property does not disappoint. It is situated close to local schools, a variety of amenities, and excellent transport links, including bus routes and Tilehurst train station, making commuting and daily errands a breeze.

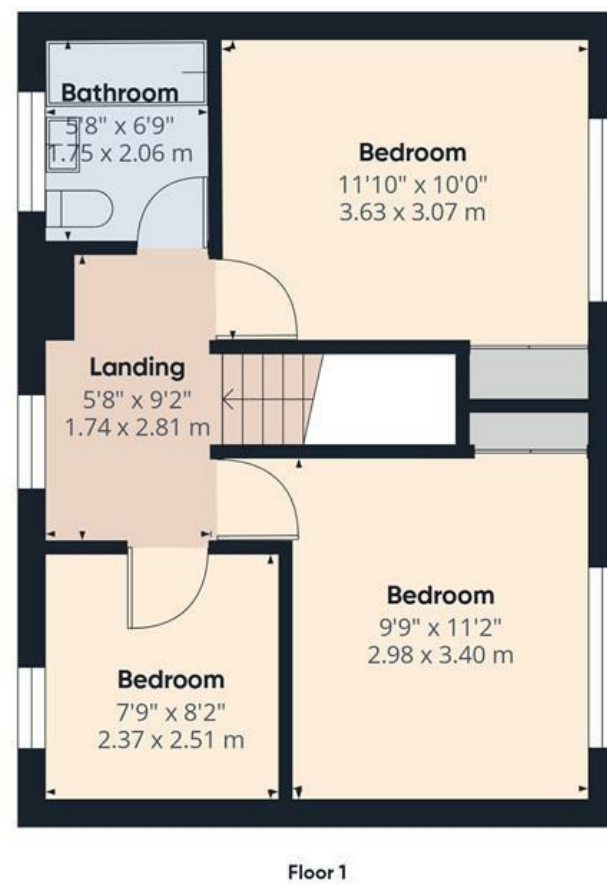
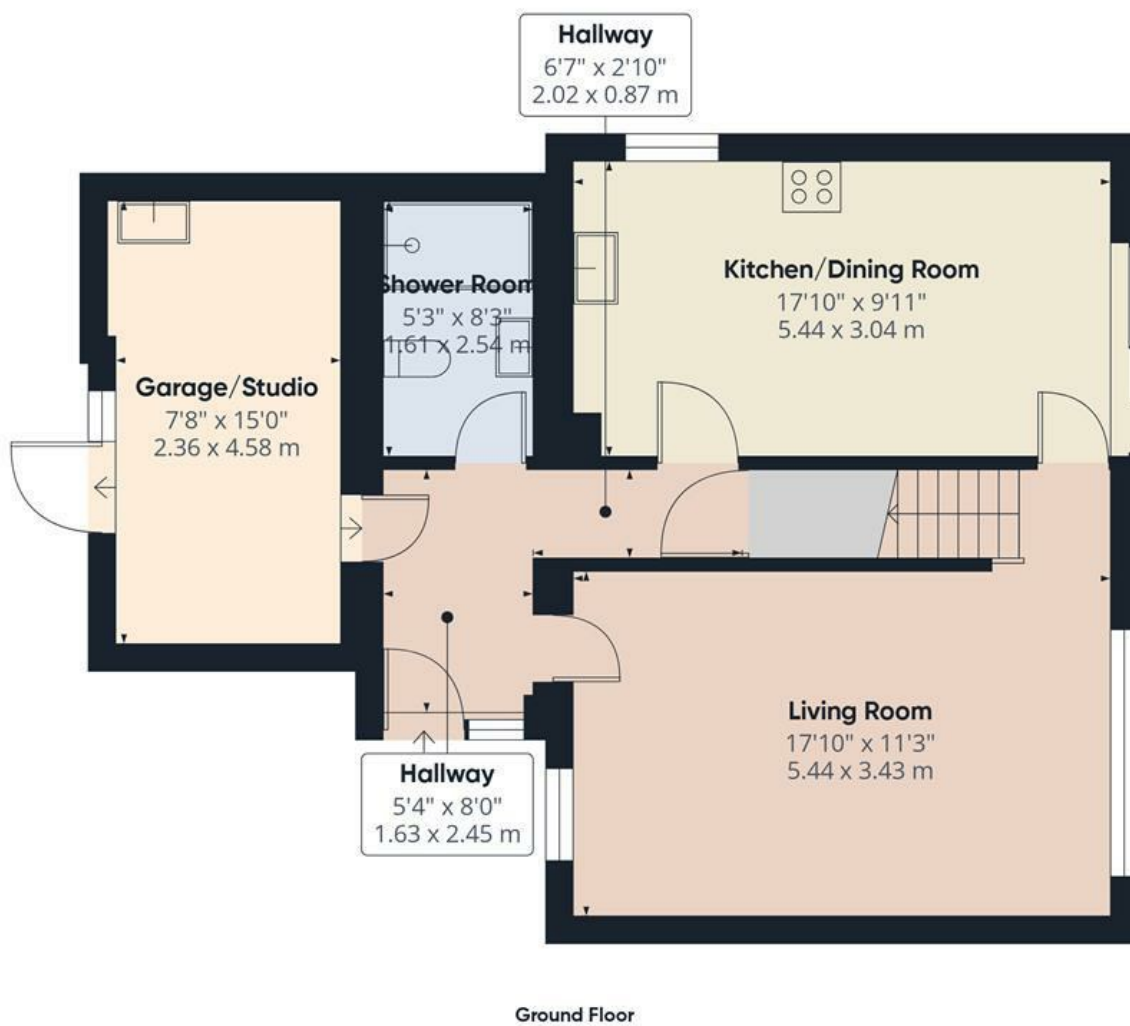
Council tax band - D

- THREE BEDROOMS
- DETACHED HOUSE
- CUL DE SAC LOCATION
- KITCHEN/DINING ROOM
- GARAGE/STUDIO
- OFF ROAD PARKING
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO SCHOOLS

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Approximate total area<sup>m</sup>  
1049 ft<sup>2</sup>  
97.5 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

