



41 Dell Road
 Tilehurst, RG31 6PA

Guide price £425,000 Freehold



DESCRIPTION

VP - 360 Virtual Tour.

Presented to the market is this three/four bedroom semi detached house located in a cul de sac and within walking distance to amenities, bus routes, schools, Tilehurst train station and parks. The property comprises entrance hallway, office/bedroom 4, living/dining room, kitchen and separate utility room. On the first floor there are three bedrooms and a bathroom. Externally the rear garden has a decking/lawn and patio area. Internal viewings are highly recommended.

Council tax band - D

SUMMARY OF ACCOMMODATION

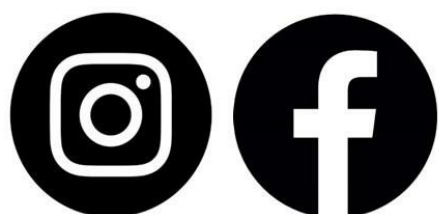
- THREE/FOUR BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- DOWNSTAIRS OFFICE OR BEDROOM 4
- UTILITY ROOM
- EXCELLENT CONDITION THROUGHOUT
- 350 VIRTUAL TOUR
- CUL DE SAC LOCATION



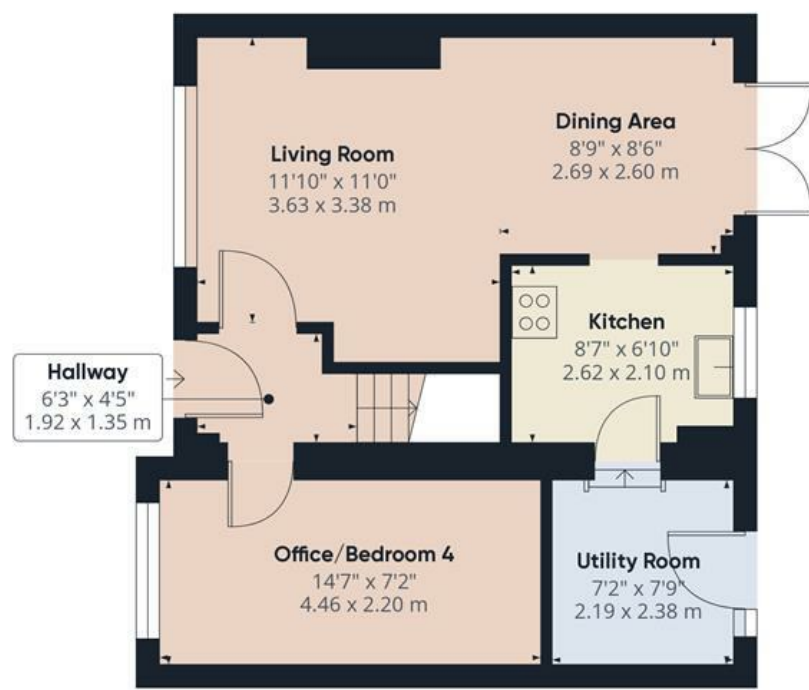
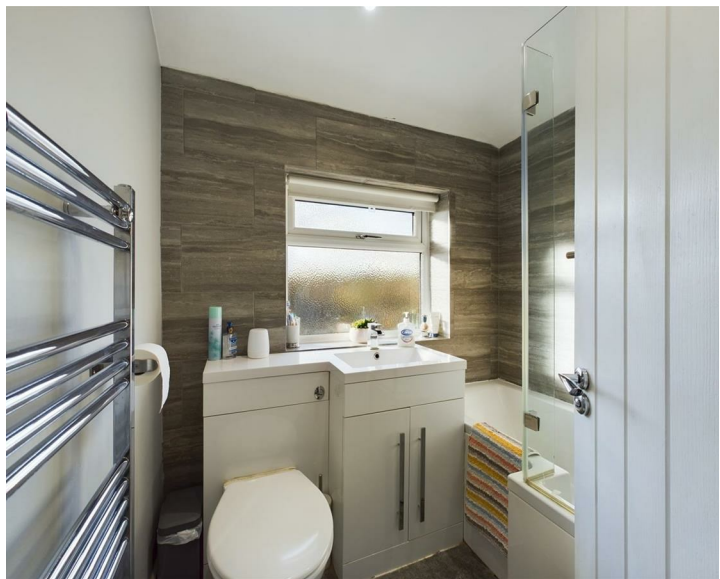
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

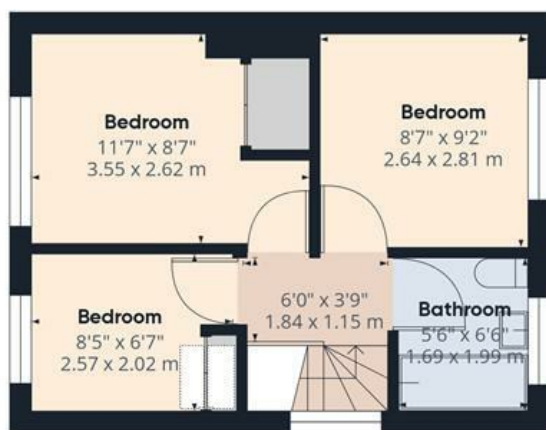
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
778.11 ft²
72.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.