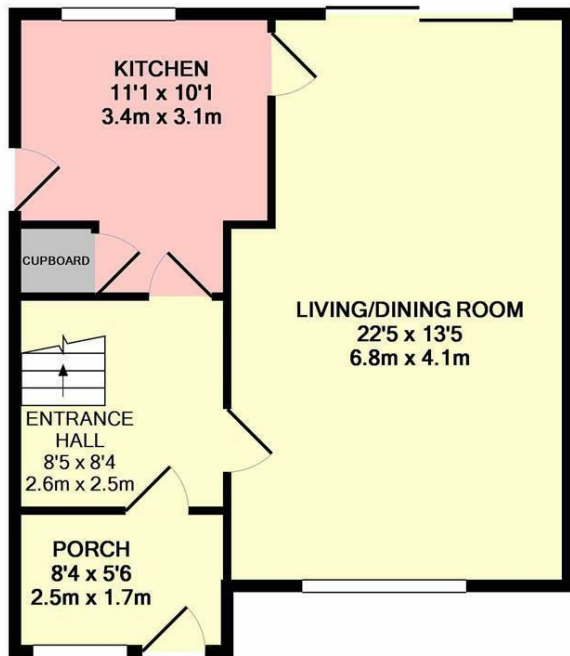
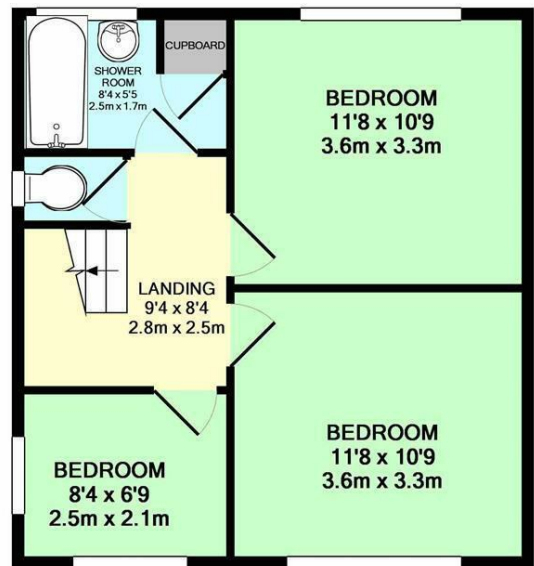


**18 Elmstone Drive, Tilehurst, Reading, Berkshire, RG31 5NU**  
**£1,800 PCM**

- 3 BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- MODERN KITCHEN DINER
- CLOSE TO TILEHURST TRAIN STATION



GROUND FLOOR  
APPROX. FLOOR  
AREA 509 SQ.FT.  
(47.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**VP - Presented to the market is this semi detached house situated in popular location.**

**The property is within walking distance of Tilehurst train station, frequent bus services and local shops plus offers easy access to Tilehurst village centre.**

**The accommodation comprises of a living room, dining area, a modern refitted kitchen, 3 bedrooms, and a modern refitted bathroom. Other benefits include, driveway parking, enclosed rear garden.**

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

## INTERESTING INFO

## DIRECTIONS

## CONTACT

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