



8 Rydal Avenue
Tilehurst, RG30 6XT

Guide price £290,000 Freehold



DESCRIPTION

VP - NO ONWARD CHAIN. Presented to the market is this three bedroom semi-detached house offering a perfect blend of comfort and convenience.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting living and dining room creates a warm atmosphere, perfect for entertaining guests or enjoying family meals. The property also includes a bathroom, ensuring all your needs are met.

One of the standout features of this home is the off-road parking, accommodating up to three vehicles, along with a garage for additional storage or vehicle space.

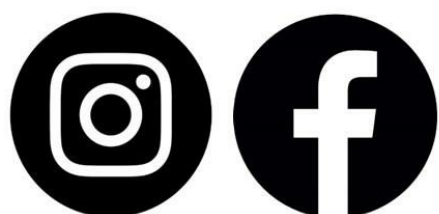
The location is particularly advantageous, with Tilehurst train station just a short distance away, providing easy access to Reading and beyond. Additionally, the property is well-served by local bus routes, making commuting a breeze. Families will appreciate the proximity to parks and various amenities, ensuring that everything you need is within easy reach.

"All services/appliances have not and will not be tested.
Council tax band - C

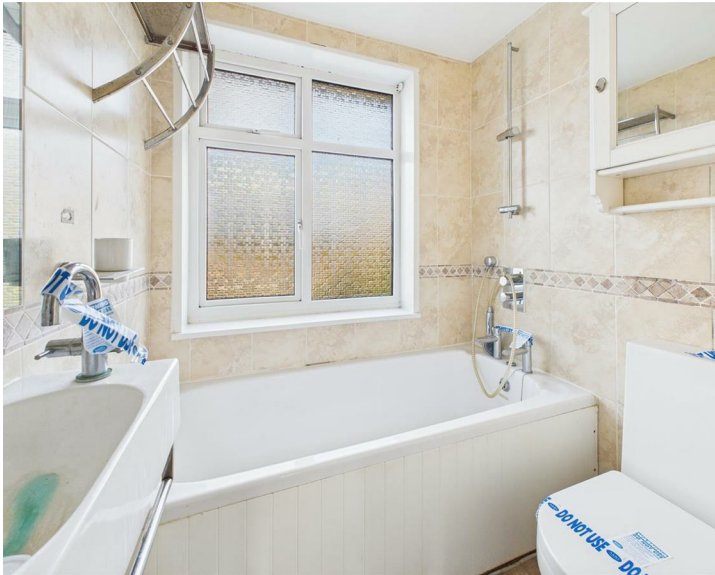
Living/Dining Room - 15ft2 by 24ft8
Kitchen - 15ft by 6ft9
Sun Room - 13ft by 6ft3
Bedroom - 9ft3 by 10ft3
Bedroom - 9ft4 by 11ft11
Bedroom - 5ft6 by 7ft
Bathroom - 5ft4 by 4ft6

- NO ONWARD CHAIN (CHAINFREE)
- THREE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- GARAGE
- LIVING/DINING ROOM
- ALL SERVICES/APPLIANCES HAVE NOT AND WILL NOT BE TESTED

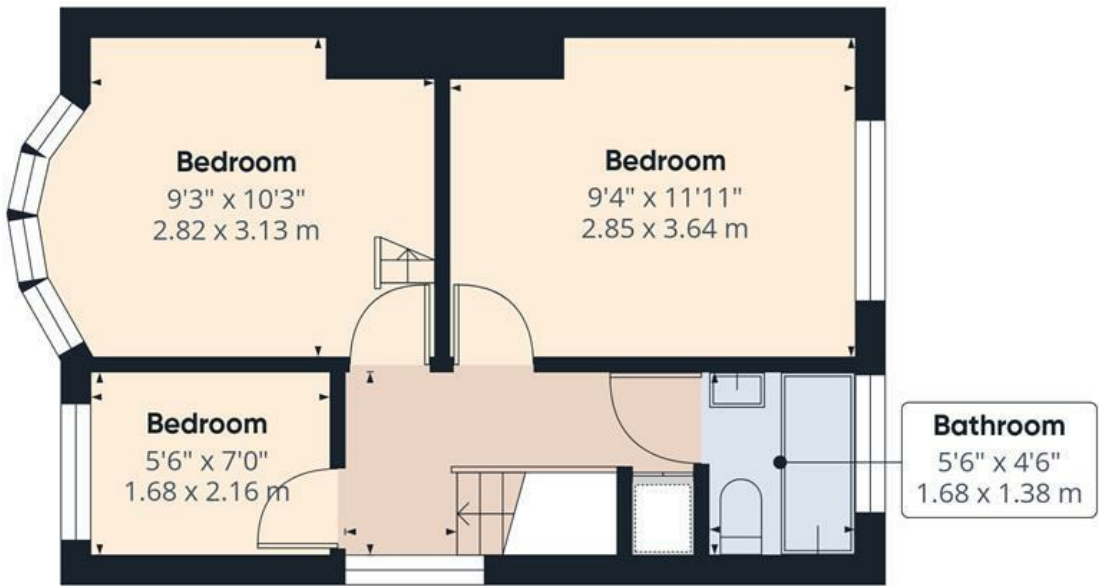
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Ground Floor



Floor 1



Approximate total area^m
841 ft²
78.1 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.

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