



**47 Clements Mead**  
Tilehurst, RG31 5UJ  
Guide price £425,000 Freehold



VP - This charming semi-detached house offers a perfect blend of comfort and versatility. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by a spacious living and dining room, perfect for entertaining or relaxing with loved ones. The refitted kitchen is both modern and functional, providing an excellent space for culinary creations. Adjacent to the kitchen, the sun room invites natural light, creating a warm and welcoming atmosphere. Additionally, there is a flexible bedroom or office room on the ground floor, catering to your specific needs.

The first floor boasts three generously sized double bedrooms, ensuring ample space for rest and relaxation. A well-appointed bathroom suite completes the upper level, providing convenience for the household.

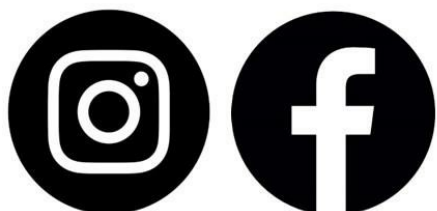
Outside, the rear garden features a delightful patio area and artificial lawn, making it an ideal spot for outdoor gatherings or quiet moments in the sun. The side access gate adds practicality, allowing easy entry to the garden.

Parking is a breeze with space for up to four vehicles. The property is conveniently located close to local schools (Birch Copse Primary (outstanding) Secondary Little Heath (good) and Denefield (good) ), amenities, and bus routes, making it an excellent choice for families and commuters alike. Additionally, the nearby countryside offers a wonderful escape for nature lovers.  
Council tax band - D

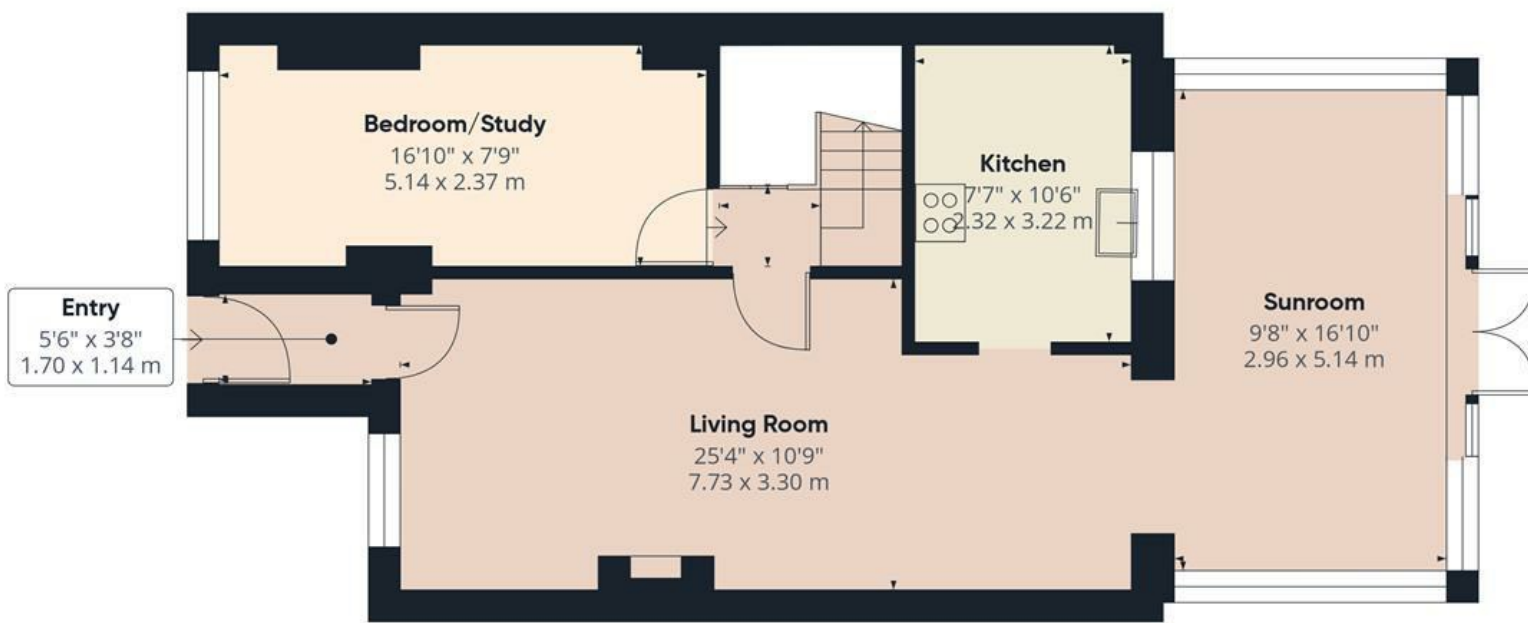
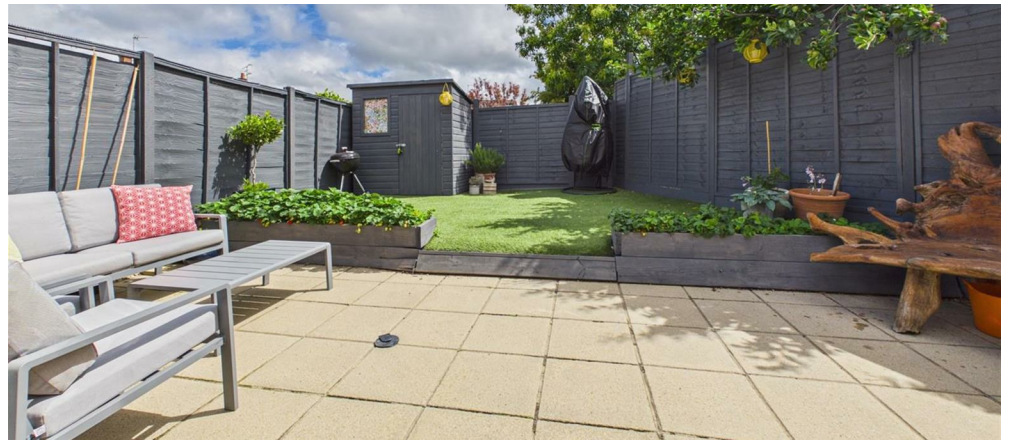
- THREE/FOUR BEDROOMS
- SEMI DETACHED HOUSE
- BEDROOM/OFFICE ON GROUND FLOOR
- SUN ROOM
- SIDE ACCESS GATE
- CLOSE TO SCHOOLS
- AMPLE OFF ROAD PARKING



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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1144 ft<sup>2</sup>  
106 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.

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