



Because property is personal with...

City Road, Tilehurst, Reading

Belvoir

Guide price £625,000



Key Features

- Magnificent Extended Four Bedroom Detached House
- Freehold
- Council Tax Band - D
- EPC Rating - TBC
- Two Bathrooms
- Large Private Rear Garden
- Substantial Driveway Parking
- Stunning Interior







Belvoir Estate Agents are delighted to bring to the market this exceptional character detached family house enjoying a highly desirable location within sought after school catchment areas.

The extended and truly stunning accommodation is arranged over three floors with the ground comprising of an entrance hall, cloakroom, utility room and a separate reception room to the glorious open plan kitchen, dining and living areas. To the first floor you will find the family shower room along with three bedrooms with the main and fourth bedroom located on the second floor benefitting from a magnificent four piece en suite bathroom.



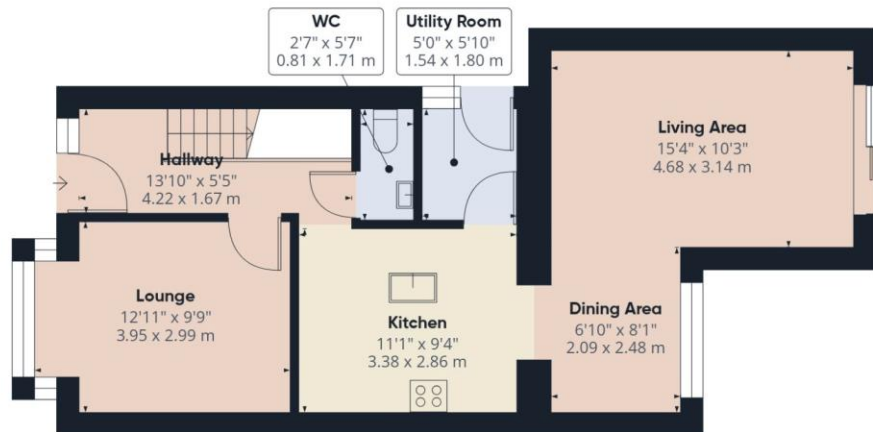
Outside to the front the generous driveway provides substantial off road parking, whilst to the rear there is a large landscaped garden which offers a very high degree of privacy.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

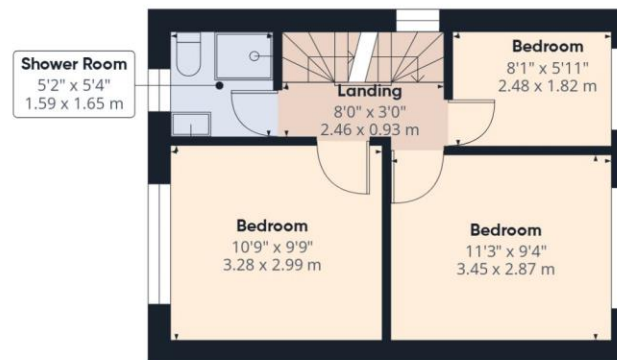
We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.



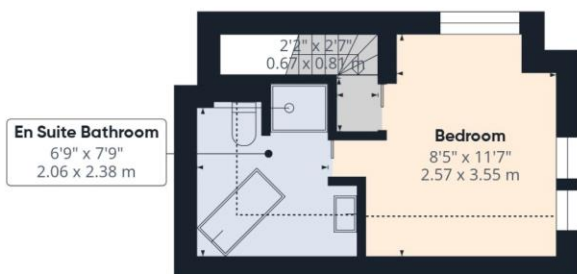
Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



Floor 1



Approximate total area⁽¹⁾

1061 ft²

98.6 m²

Reduced headroom

51 ft²

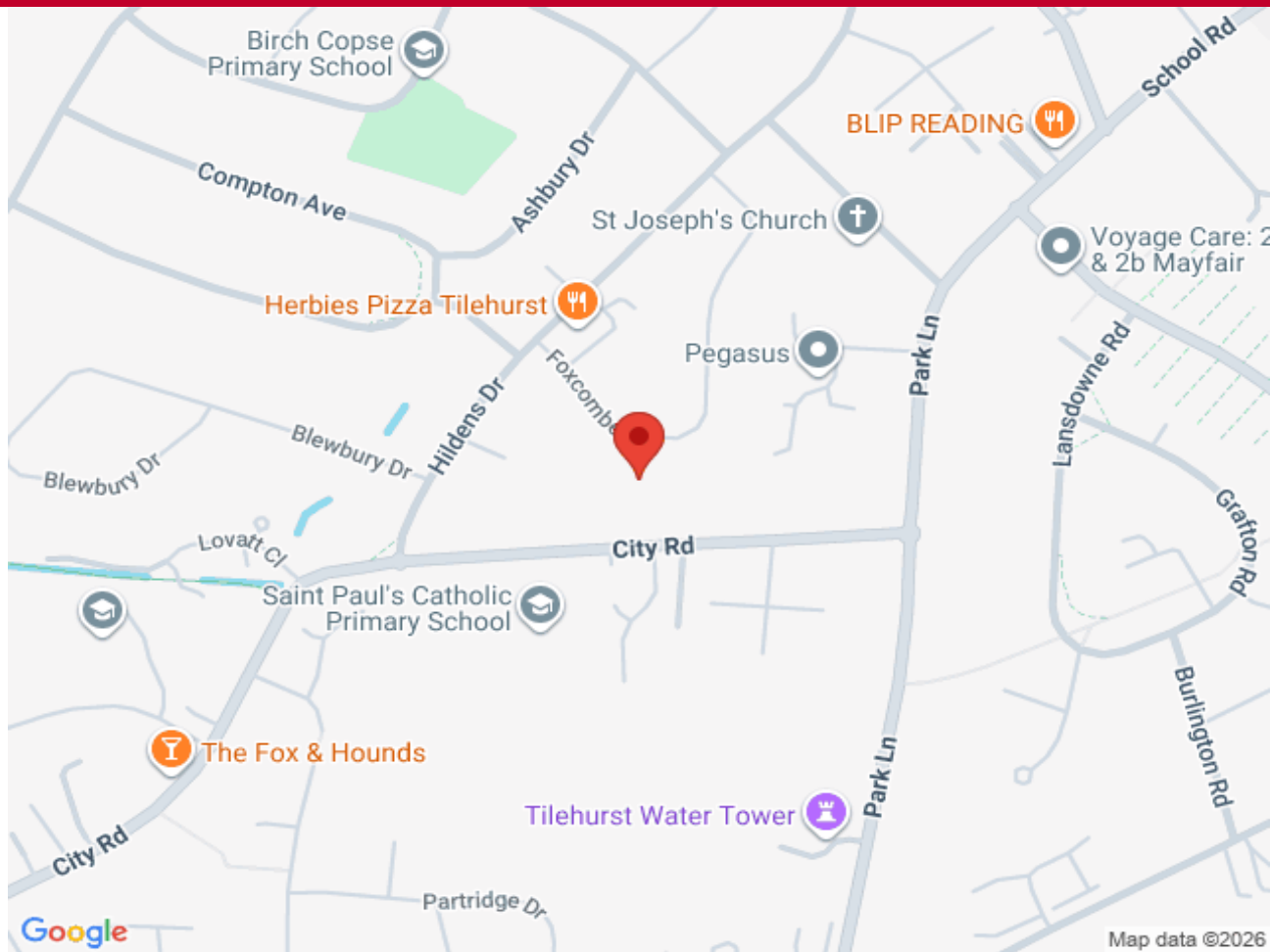
4.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Belvoir