



Village Properties

93 Overdown Road
Tilehurst, RG31 6NN

£525,000 Freehold



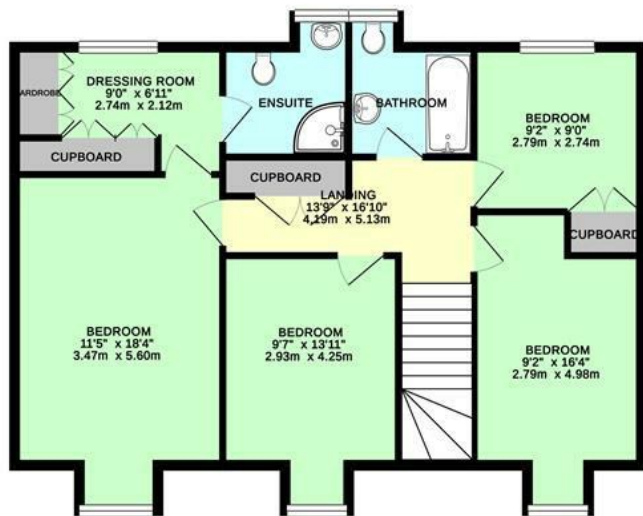
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93 Overdown Road

GROUND FLOOR 868 sq. ft.
(80.7 sq. m.)



1ST FLOOR 820 sq. ft.
(76.2 sq. m.)



TOTAL FLOOR AREA: 1689 sq. ft. (156.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

DESCRIPTION:

VP - Presented to the market is this immaculate modern detached house boasting deceptively spacious accommodation plus situated in a very short walk to Tilehurst train station (direct to London Paddington).

The property is within sought after school catchments, easy reach of Tilehurst village centre and walking distance to frequent bus services.

The accommodation consists of a large entrance hall, downstairs WC, a 15' x 14' living room, a breathtaking 25' refitted kitchen/dining room with built in appliances, 9' x 9' utility room with garage and garden access, 4 good size bedrooms, family bathroom plus an en-suite shower room and dressing room to master bedroom.

Other benefits include a south landscaped facing rear garden with side access to a sweeping brick paviour driveway.

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- 2 BATHROOMS
- SOUTH FACING REAR GARDEN
- FANTASTIC CONDITION
- 4 BEDROOMS
- SPACIOUS ACCOMMODATION
- CLOSE TO TILEHURST TRAIN STATION
- DRESSING ROOM

ADDITIONAL INFO:

Approx.net floor area: 156.9 sq.m / 1689 sq.ft

Local Authority: Reading Borough Council

Tax Band: F

Approx. Distances:

Distance to Tilehurst Railway Station: 0.4 Miles

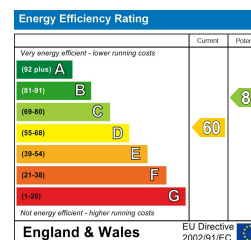
Distance to M4 motorway (J12): 3.3 Miles

VIEWING STRICTLY BY APPOINTMENT:

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