



3 Somerset Walk  
Tilehurst, RG31 5NG

Offers in excess of £375,000 Freehold

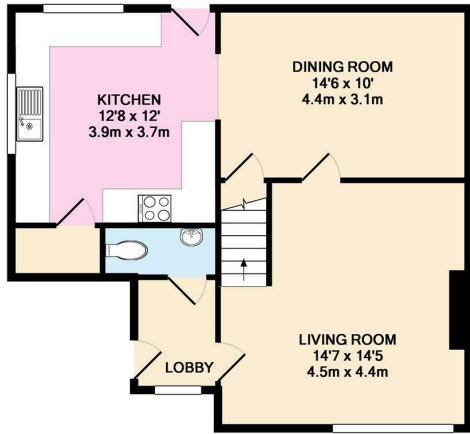
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# 3 Somerset Walk

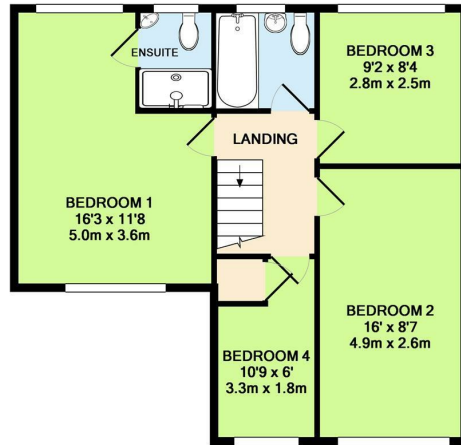
## DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this heavily extended 4 bedroom house situated in a pleasant walkway with garage and off road parking at the rear.

The property is situated off City Road within the Springfield primary school & Little Heath secondary school catchment areas plus easy reach of Tilehurst village centre, frequent bus services to Reading town centre, only 2.8 miles to M4 J12 and only 2.1 miles to Tilehurst train station (direct to London Paddington). The accommodation includes entrance lobby, downstairs WC, front aspect 14' x 14' living room, rear aspect 14' x 10' dining room, rear aspect 12' x 12' kitchen, 4 good size bedrooms, en suite shower room to master and a family bathroom. Outside to the front is a lawn with a further lawn and paved patio to the rear.



GROUND FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(53.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT.  
(51.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)  
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## SUMMARY OF ACCOMMODATION:

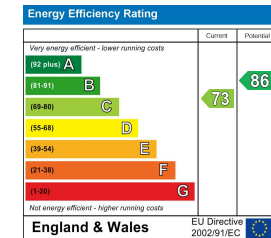
- HEAVILY EXTENDED
- ENSUITE SHOWER ROOM
- DRIVEWAY PARKING
- 4 BEDROOMS
- GARAGE
- NO ONWARD CHAIN

## ADDITIONAL INFO:

Approx.net floor area: 1129 sq.ft/ 104.9 sq.m

Local Authority: West Berkshire Council  
Tax Band: C

Approx. Distances:  
Distance to Tilehurst Train Station: 2.2 Miles  
Distance to M4 motorway (J12): 2.4 Miles



## VIEWING STRICTLY BY APPOINTMENT:

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