



*Village Properties*

**22 Ashbury Drive**  
Tilehurst, RG31 5LJ

Guide price £485,000 Freehold

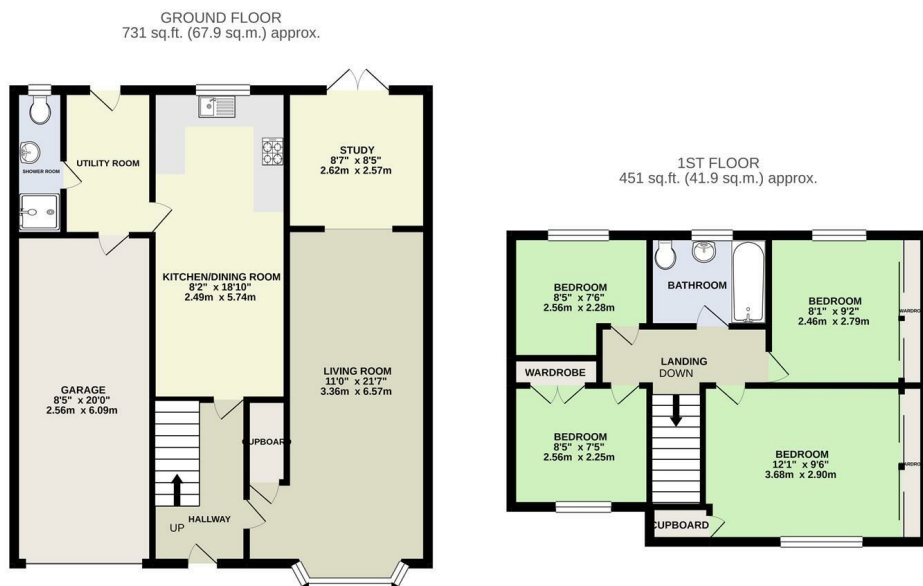


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# 22 Ashbury Drive

## DESCRIPTION:

VP - Presented to the market in excellent condition throughout is this four bedroom semi detached house with off road parking and situated in a sought after area in Tilehurst, close to popular local schools, shops, countryside and bus services into Reading town centre. The property comprises entrance hallway, living room, study room, kitchen/dining room, utility room, shower room and access into the garage. On the first floor there are four bedrooms and a bathroom. The rear garden is in immaculate condition, with decking, lawn, storage sheds, power and water supply.

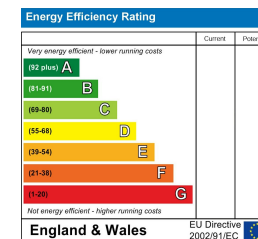


TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan 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.  
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## SUMMARY OF ACCOMMODATION:

- FOUR BEDROOM SEMI DETACHED
- EXCELLENT CONDITION
- LANDSCAPED GARDEN
- EXTENDED
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO SCHOOLS

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk

92 School Road  
Reading  
RG31 5AU