

Vp

192 Overdown Road  
Tilehurst, RG31 6NT

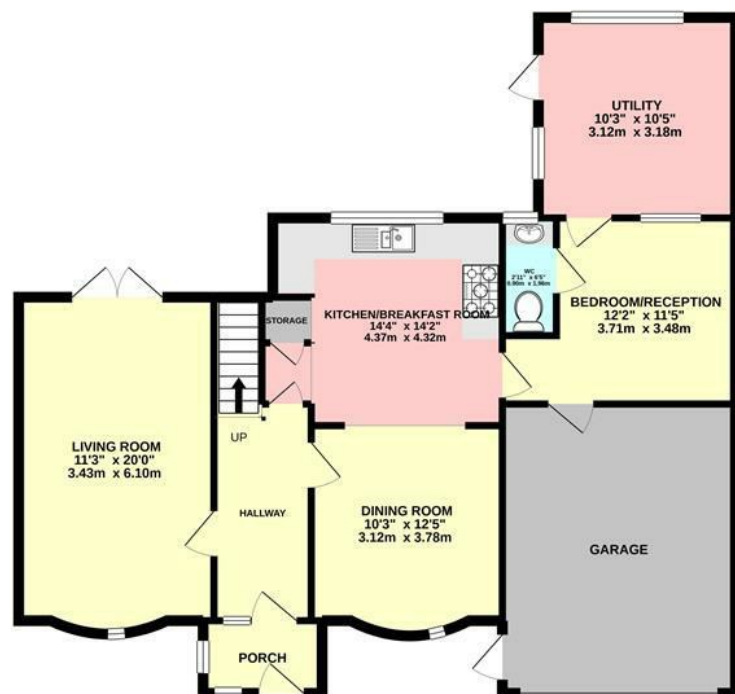
Guide price £563,500



[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 192 Overdown Road

GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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.  
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## DESCRIPTION:

VP - presented to the market is this versatile three/four bedroom house with off road parking for several cars and a double garage. The property comprises entrance porch and hallway, living room, kitchen/dining room, bedroom four/reception room, WC, utility room and access to the garage. On the first floor there are three generous size bedrooms and a bathroom. The rear garden has a large patio area, with steps up to a 80ft circa lawn area with outbuildings and seating area.

## SUMMARY OF ACCOMMODATION:

- DETACHED
- EXTENDED
- FOUR BEDROOMS
- GARAGE AND OFF ROAD PARKING

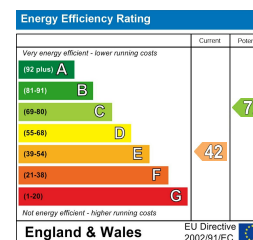
## ADDITIONAL INFO:

Approx.net floor area : 1469 sq.ft/ 136.5 sq.m  
Local Authority: Reading Borough Council Tax Band: E

Approx. Distances:  
Tilehurst Railway Station : 0.3 miles  
M4 motorway (J12): 3.7 miles

## VIEWING STRICTLY BY APPOINTMENT:

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