



Village Properties

6 Elmstone Drive
Tilehurst, RG31 5NU

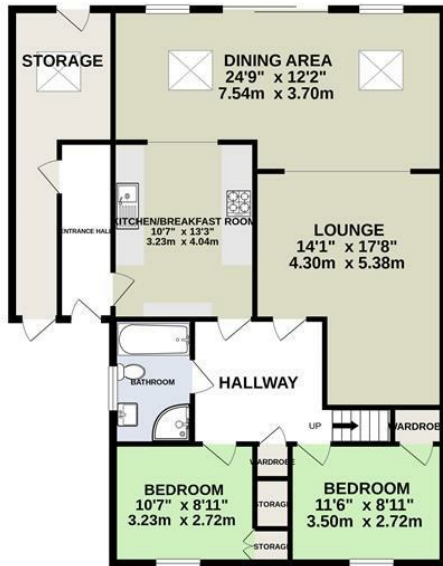
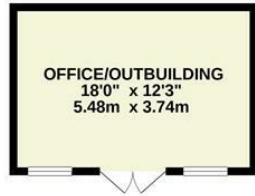
Offers in excess of £450,000 Freehold



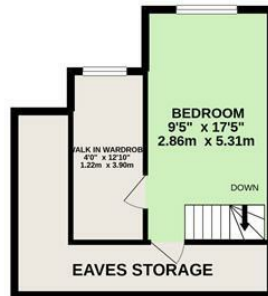
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GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 1774 sq.ft. (164.8 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 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 immaculate three bedroom extended property close to schools, amenities and transport links. The property benefits off road parking, storage room, open plan kitchen/dining living area, refitted four piece bathroom suite and three double bedrooms. The master bedroom has a walk in wardrobe and eves space. The garden has been landscaped to a high standard and there is also an office/outbuilding with several seating areas. Viewing internally is highly recommended.

SUMMARY OF ACCOMMODATION:

- STUNNING CONDITION
- OFFICE/OUTBUILDING
- OPEN PLAN LIVING
- LANDSCAPED GARDEN
- EXTENDED
- STORAGE SPACE
- OFF ROAD PARKING
- THREE DOUBLE BEDROOMS

ADDITIONAL INFO:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT:

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