



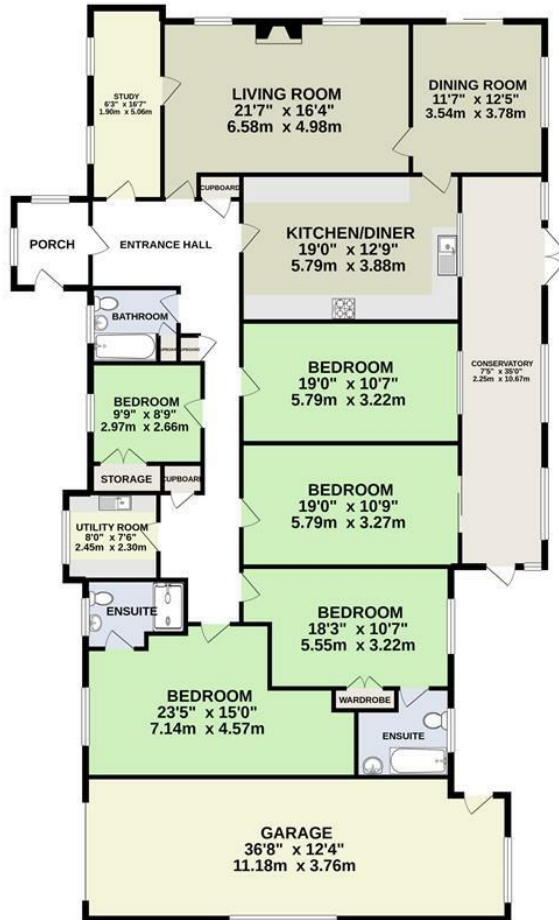
157a Halls Road  
Tilehurst, RG30 4QD

Offers in excess of £685,000 Freehold

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

# 157a Halls Road

GROUND FLOOR  
2958 sq.ft. (274.8 sq.m.) approx.



TOTAL FLOOR AREA: 2958 sq.ft. (274.8 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:

Video Tour available on request.

VP - No onward chain. Presented to the market is this five bedroom detached bungalow located on a desirable road, within walking distance of the village and a short drive from junction 12 of the M4 motorway and Tilehurst train station. The property boasts five generous size bedrooms, two en suites, study, living room, dining room and kitchen/breakfast room. There is also a separate utility room, bathroom and a 35ft conservatory and a 36ft garage. Externally there is off road parking for several cars, patio areas, lawn and circa 150ft driveway.

## SUMMARY OF ACCOMMODATION:

- FIVE BEDROOMS
- SET BACK FROM ROAD
- THREE BATHROOMS
- OFF ROAD PARKING
- WRAP AROUND GARDEN
- TREE LINE ROAD
- BUNGALOW
- 36FT GARAGE
- DETACHED
- NO ONWARD CHAIN

## 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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