



62 Horsecroft Way
Tilehurst, RG31 6XW

Offers in excess of £500,000 Freehold

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62 Horsecroft Way

DESCRIPTION:

VP - 360 VIRTUAL TOUR.

Presented to the market is this four bedroom semi detached house with off road parking for two cars and a detached garage. This property provides adaptable accommodation which comprises entrance hallway, two bedrooms, en suite and a utility room, with the flexibility for a home office. On the first floor there is a kitchen/breakfast room and living/dining room. On the second floor there is two further bedrooms and two en suites. Externally the rear garden has a lawn and patio area, with direct access into the garage and a side access gate. Further benefits include walking distance to primary and secondary school's, local mini supermarket and Tilehurst train station.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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SUMMARY OF ACCOMMODATION:

- FOUR BEDROOMS
- OFF ROAD PARKING
- CLOSE TO SCHOOLS
- GAS CENTRAL HEATING
- 360 VIRTUAL TOUR
- SEMI DETACHED
- GARAGE
- WALKING DISTANCE TO TILEHURST STATION
- VERSATILE ACCOMMODATION
- THREE BATHROOMS

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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