

67 Little Heath Road Tilehurst, RG31 5TY







Guide price £620,000 Freehold

VillageProperties.co.uk

# 67 Little Heath Road

GROUND FLOOR
1239 sq.ft. (115.1 sq.m.) approx.

OFFICEIGYM
140" x190"
4.27m x 5.79m

DINING ROOM
1011" x 119"
3.34m x 3.57m

DINING ROOM
1011" x 119"
3.34m x 3.57m

OARAGE
90" x 20"
2.75m x 6.09m

LIVING ROOM
167" x174"
5.06m x 5.28m



#### **DESCRIPTION:**

VP - Presented to the market for the first time in 43 years is this extended four bedroom detached house with an in and out driveway with easy access to schools, Sulham woods, bus links and shops. The property comprises entrance porchway, study, living room, dining room, kitchen/breakfast room and utility room. On the first floor there are four generous size bedrooms and a bathroom. There is an option to convert the loft subject to planning. Externally there are double gates leading to the rear garden which has a mixture of patio, lawn, outbuildings and vegetable patch.

#### SUMMARY OF ACCOMMODATION:

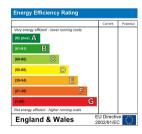
- FOUR BEDROOM DETACHED
- CLOSE TO SCHOOLS
- IN AND OUT DRIVEWAY
- STUDY

- GARAGE AND OFFICE OUTBUILDINGS
- GAS CENTRAL HEATING
- KITCHEN/BREAKFAST ROOM
- EXTENDED

TOTAL FLOOR AREA: 1824 S.g.ft. (189.4 S.g.m.) approx. Whits every attempts but been made to ensure the accusary of the flooptan contained here, resourcers of doors, undersorp but been made to ensure the accusary of the flooptan contained here, resourcers of doors, undersorp for any consistent or mine statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guara as to their operatingly or efficiency can the given.



### **ADDITIONAL INFO:**



## VIEWING STRICTLY BY APPOINTMENT:

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