



**21 Pierces Hill**  
Tilehurst, RG31 6RB

Guide price £475,000 Freehold

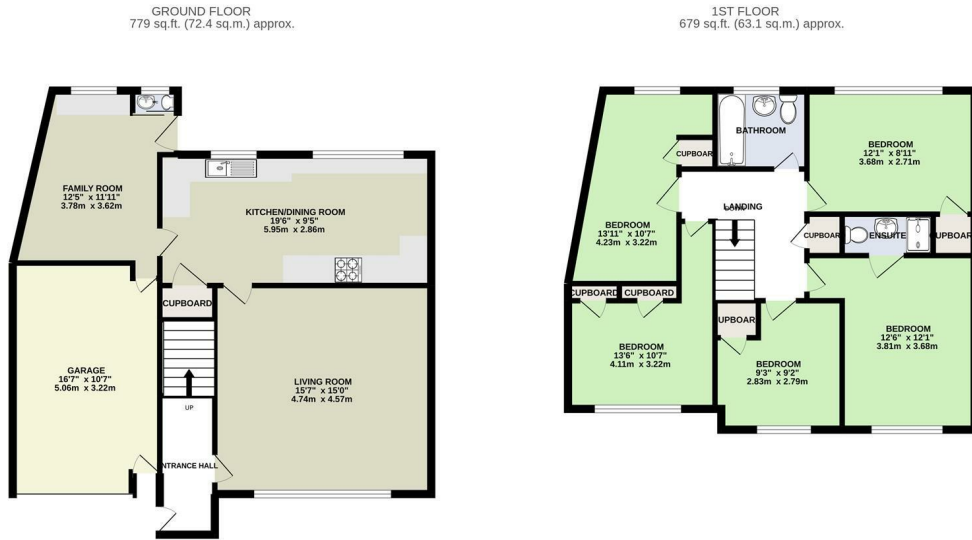
*VillageProperties.co.uk*

# 21 Pierces Hill

## DESCRIPTION:

VP - Presented to the market is this extended five bedroom semi detached home located within walking distance to Tilehurst Village, Arthur Newbery Park, Tilehurst train station, bus routes and amenities. The property comprises entrance hall, living room, modern kitchen/dining room, family room and downstairs WC. On the first floor there are five well proportioned bedrooms, en suite shower room to the master and a family bathroom. Externally the rear garden is landscaped, consisting of a patio area, automatic lighting, mature shrubs, trees and a shed. The front consists of driveway parking and a garage with side door access.

Local Authority - Reading Borough Council - Tax Band D



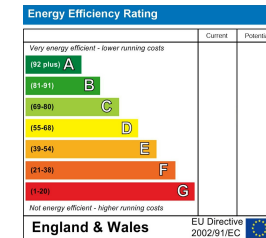
TOTAL FLOOR AREA - 1458 sq.ft. (135.5 sq.m.) approx.

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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## SUMMARY OF ACCOMMODATION:

- FIVE BEDROOMS
- KITCHEN/DINING ROOM
- GARAGE
- TWO BATHROOMS
- EXTENDED
- OFF ROAD PARKING
- DOWNSTAIRS WC
- LANDSCAPED REAR GARDEN

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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