



47 Victoria Road
Tilehurst, RG31 5AB



Guide price £650,000 Freehold

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DESCRIPTION:

VP - Presented to the market is this stunning four bedroom semi detached house located within easy access to local schools, amenities, transport links, parks and Tilehurst train station.

Victoria Road has been subject to a complete renovation over the past 10 years including plastering throughout and restoration of original features including fire places, ornate staircase, internal doors, picture rails and skirting. The fabric of the building has been improved with new windows and doors throughout, cavity wall insulation, ground floor slab insulation and a new roof in 2016.

During the renovations the house has been largely re-wired with multiple socket outlets, TV aerial and CAT5 ethernet provision to each room. The main rooms comprise of zoned lighting including feature lighting to the downstairs living area.

As part of the renovation plans, the property was extended in 2016 to provide an open plan kitchen/diner on the ground floor with bi-fold doors opening to a large level decked area, overlooking the south facing garden. A master bedroom with vaulted ceiling and a Juliet balcony was added to the first floor with integrated dressing room on ensuite shower room.

A 4th bedroom was added to the loft space featuring opening balcony windows overlooking the garden and surrounding area, a generous landing and eves storage.

Outside offers a large, manicured garden with matures trees and plants and a patio area to the side of the property. The garden includes two outbuildings comprising of a small timber clad garage for storage and a large insulated and lined timber structure with lighting and power, which was moved and renovated, and is understood to have been at the property since 1970.

Council tax band - E

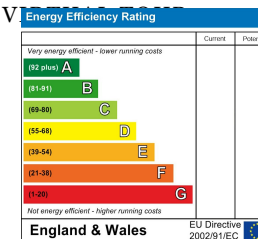
SUMMARY OF ACCOMMODATION:

- FOUR BEDROOMS
- SEMI DETACHED
- STUNNING CONDITION THROUGHOUT
- OUTBUILDINGS
- CENTRAL TO TILEHURST VILLAGE
- OFF ROAD PARKING FOR SEVERAL CARS
- EXTENDED
- DOWNSTAIRS WC
- KITCHEN/DINING ROOM
- 360 V

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

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