



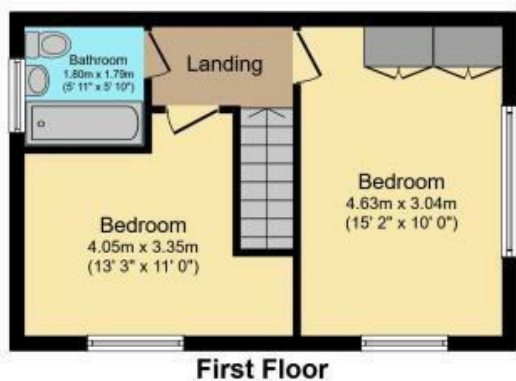
44 Brockley Close  
Tilehurst, RG30 4YP



Guide price £325,000 Freehold

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

# 44 Brockley Close



Total floor area 66.8 sq. m. (719 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by www.audioagent.com

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## DESCRIPTION:

VP - Presented to the market is this two double bedroom semi detached house located in a cul de sac. The property comprises entrance hallway, living room, kitchen/dining room with access to a stunning landscaped rear garden. On the first floor there are two bedrooms and a bathroom.

## SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- LANDSCAPED GARDENS
- GAS CENTRAL HEATING
- KITCHEN/DINING ROOM
- CUL DE SAC LOCATION
- CLOSE TO TRANSPORT LINKS

## ADDITIONAL INFO:

### VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
E: sales@villageproperties.org  
W: www.villageproperties.co.uk

Energy Efficiency Rating	
	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

92 School Road  
Reading  
RG31 5AU