



9 Denby Way
Tilehurst, RG30 6HX

Guide price £425,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

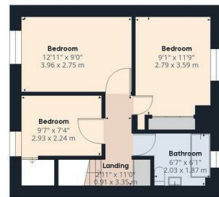
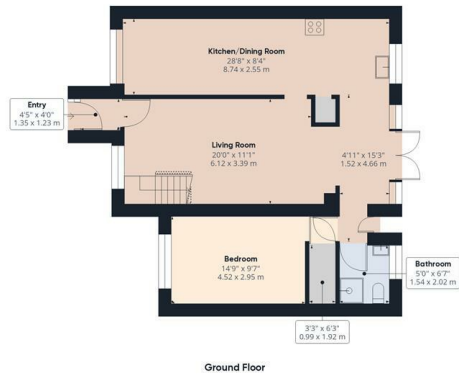
9 Denby Way

DESCRIPTION:

VP - 360 Virtual Tour.

Presented to the market is this extended four bedroom house with off road parking and located in a cul de sac. The property is within walking distance to amenities, bus routes, local schools and parks. The property comprises entrance hall, living room, shower room, kitchen/dining room and bedroom. On the first floor there are three bedrooms and a bathroom suite. Externally there is an enclosed rear garden with a side access gate.

Council tax band - C



Approximate total area¹
1204.45 ft²
111.9 m²

Reduced headroom
23.07 ft²
2.14 m²

Excluding balconies and terraces.

Reduced headroom
(Below 1.5m/4.92ft)

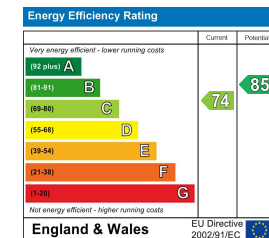
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

SUMMARY OF ACCOMMODATION:

- FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING
- CUL DE SAC LOCATION
- KITCHEN/DINING ROOM
- EXTENDED
- CORNER PLOT
- 360 VIRTUAL TOUR

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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