



9 Denby Way  
Tilehurst, RG30 6HX

Guide price £420,000 Freehold



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

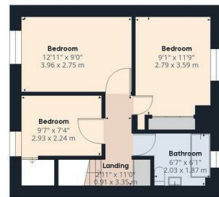
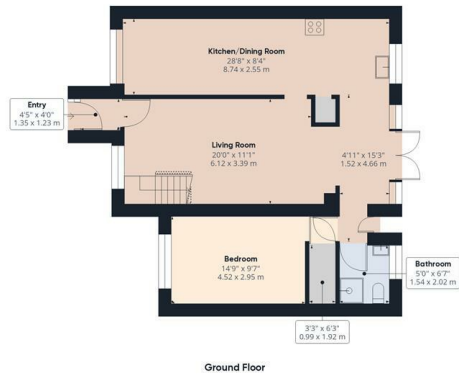
# 9 Denby Way

## 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 area<sup>1</sup>  
1204.45 ft<sup>2</sup>  
111.9 m<sup>2</sup>

Reduced headroom  
23.07 ft<sup>2</sup>  
2.14 m<sup>2</sup>

Excluding balconies and terraces.

Reduced headroom  
(Below 1.5m/4.92ft)

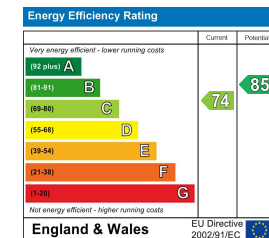
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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:

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

92 School Road  
Reading  
RG31 5AU

Get Social

