

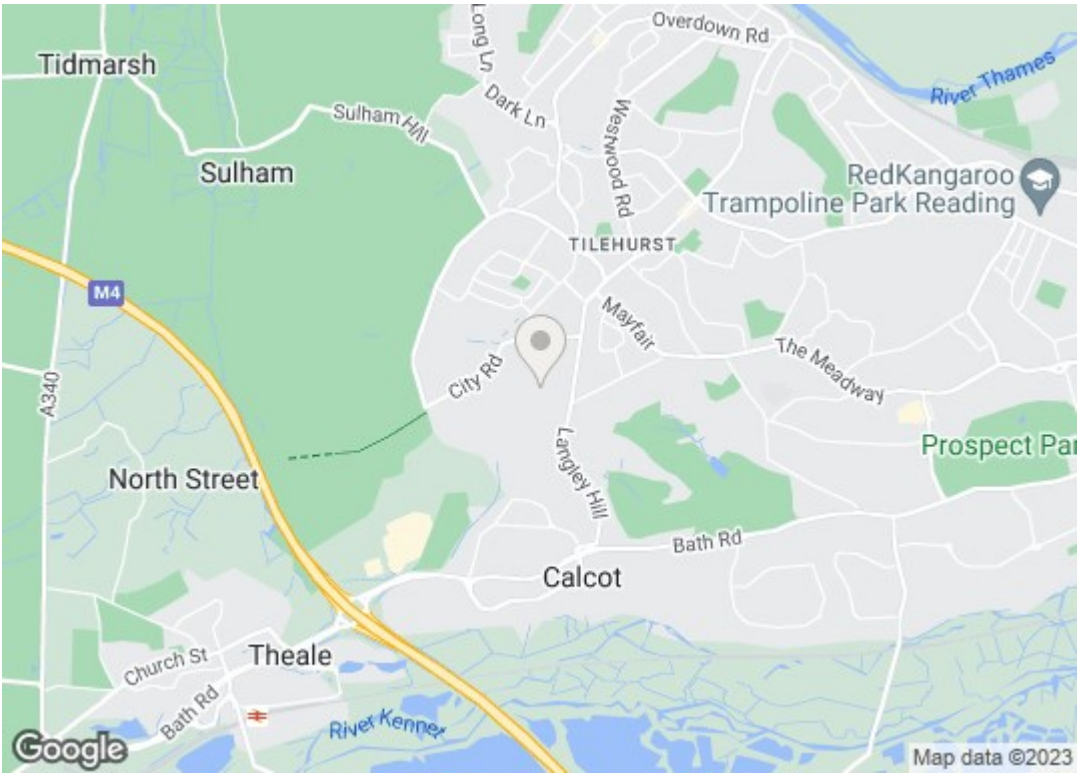


**41 Partridge Drive, Tilehurst, RG31 4SX**  
**Guide price £425,000 Freehold**

- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **NO ONWARD CHAIN**
- **GARAGE**
- **SEMI DETACHED**
- **SIDE ACCESS GATE**

VP - Presented to the market is this spacious semi detached house situated in the popular 'Birds' development off City Road within walking distance of sought after schools, frequent bus services to Reading town centre, the village centre and easy reach of M4 junction 12.

The accommodation consists of entrance lobby, front aspect lounge, a kitchen/dining room with patio doors to garden, 3 bedrooms, bathroom and separate wc. Other benefits include rear garden with patio area, side access to driveway, an integral garage and an outside storage area.

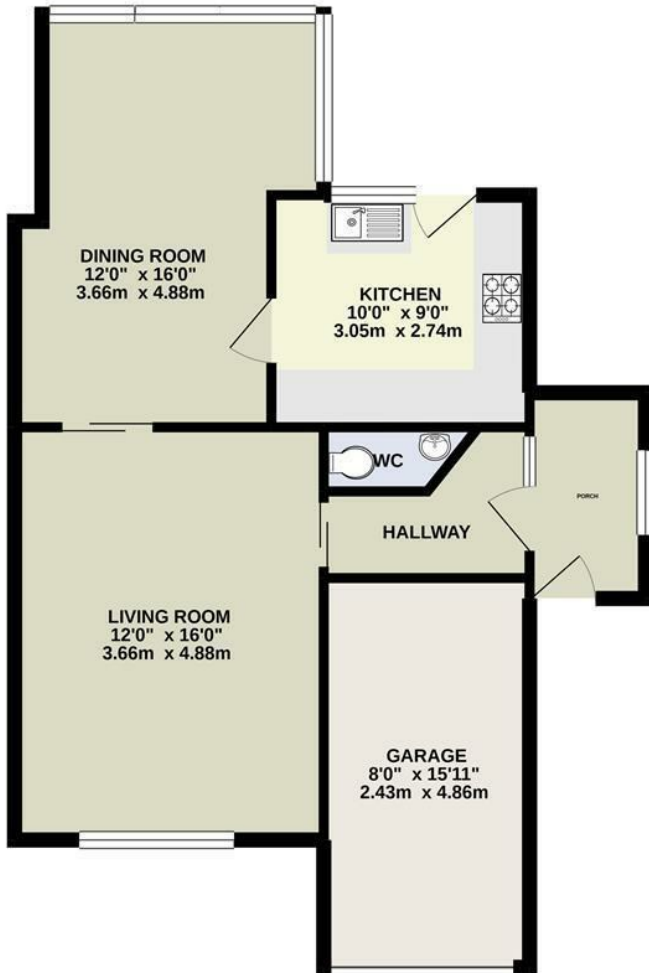


**ADDITIONAL INFORMATION**

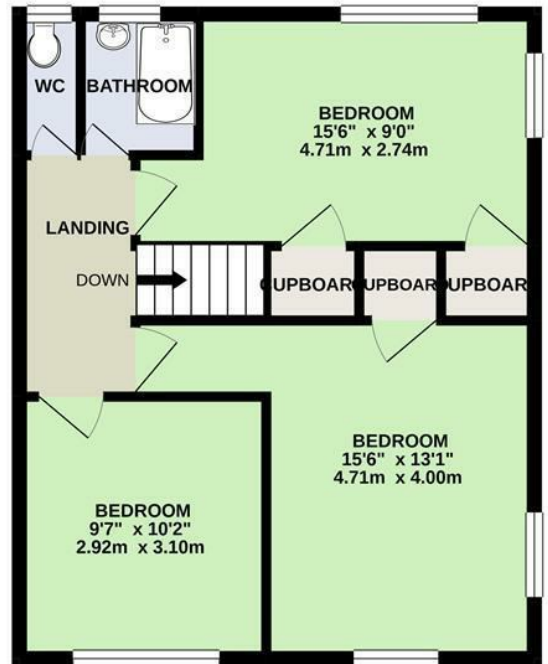
**DIRECTIONS**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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.  
Made with Metropix ©2021

