



12 Birch Avenue  
Tilehurst, RG30 6BL

£450,000 Freehold



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

# 12 Birch Avenue

## DESCRIPTION:

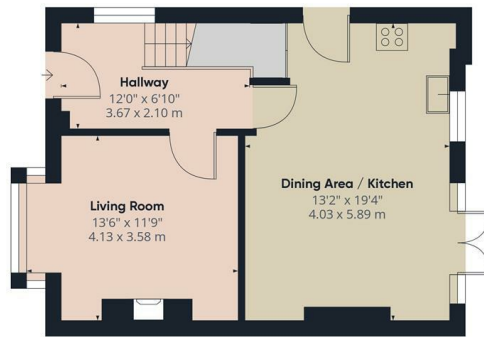
VP - Presented to the market is this three bedroom semi detached house with off road parking and excellent access to bus routes, parks, local schools, amenities and Reading town centre. The property comprises entrance hallway, bay fronted living room and an open plan kitchen/dining room. On the first floor there are three generous size bedrooms and a family bathroom. The loft room is mainly boarded and has a velux window.. The rear garden is circa 70ft in depth and has a side access gate.

Council tax band - D

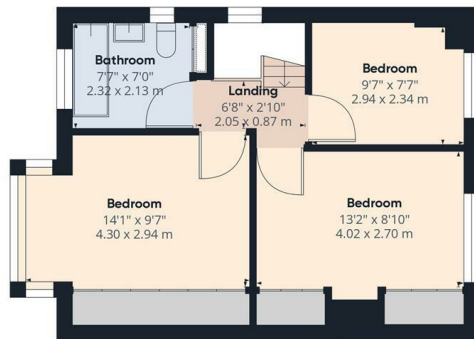
## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- OFF ROAD PARKING
- CIRCA 70FT REAR GARDEN
- 360 VIRTUAL TOUR
- KITCHEN/DINING ROOM
- SEMI DETACHED
- BAY FRONTED LIVING ROOM

## ADDITIONAL INFO:



Ground Floor



Floor 1

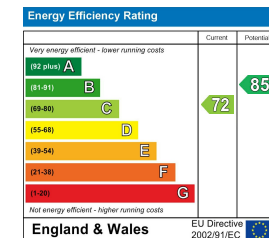


Approximate total area  
940.82 ft<sup>2</sup>  
87.41 m<sup>2</sup>

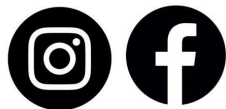
(1) Excluding balconies and terraces

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



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## VIEWING STRICTLY BY APPOINTMENT:

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