



79 Fairford Road  
Tilehurst, RG31 6QH



Guide price £400,000 Freehold



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# 79 Fairford Road

## DESCRIPTION:

### VP - NO ONWARD CHAIN

Presented to the market is this extended three bedroom semi detached house located within excellent access to local schools, amenities, bus routes and parks. The property comprises entrance hallway, living room, dining room, kitchen, WC, office/study and access into the garage. On the first floor there are three generous size bedrooms and a fitted bathroom suite. Externally the rear garden is enclosed and has a decking area.

Council tax band - D

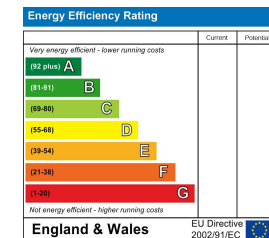
## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- STUDY/OFFICE ROOM
- THREE BEDROOMS
- DOWNSTAIRS WC
- GARAGE
- ENCLOSED REAR GARDEN

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
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W: [www.villageproperties.co.uk](http://www.villageproperties.co.uk)



Ground Floor



Floor 1



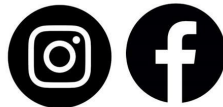
Approximate total area<sup>1)</sup>  
1138.08 ft<sup>2</sup>  
105.73 m<sup>2</sup>

(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.

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