



## 21 Elmstone Drive Tilehurst, RG31 5NS

Offers in excess of £425,000 Freehold



### DESCRIPTION

VP - Presented to the market is this three bedroom semi detached house with off road parking and a garage. The accommodation comprises entrance hallway, living/dining room, sun room, kitchen and utility room. On the first floor there are three bedrooms and a bathroom. Externally the garden has a patio/lawn area and three sheds.

Council tax band - D

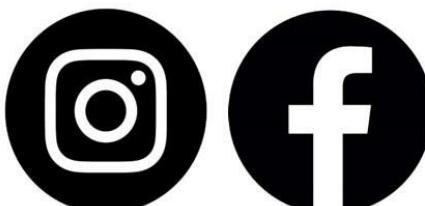
### SUMMARY OF ACCOMMODATION

- SEMI DETACHED
- THREE BEDROOMS
- SUN ROOM
- OFF ROAD PARKING
- GARAGE
- UTILITY ROOM
- SET BACK FROM ROAD

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate total area<sup>(1)</sup>

1213.64 ft<sup>2</sup>  
112.75 m<sup>2</sup>

Ground Floor



(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1