

Vp

91 Corwen Road  
Tilehurst, RG30 4ST

Guide price £425,000 Freehold



VillageProperties.co.uk

# 91 Corwen Road

## DESCRIPTION:

VP - 360 Virtual Tour available.

Presented to the market in excellent condition is this three bedroom property located along the no.33 bus route to Reading town centre and within easy access to Tilehurst Village, amenities and schools. The property comprises entrance hallway, living room, kitchen, dining area/sunroom and a downstairs W/C.

On the first floor there are three generous size bedrooms and a bathroom.

Externally you have a large decking area and lawn. The rear of the garden has a storage outbuilding, which could be converted into a home office in the future. The property is end terrace, with side access and parking for several cars on the driveway.

Council tax band - C (Reading)



Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1033.56 ft<sup>2</sup>  
96.02 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

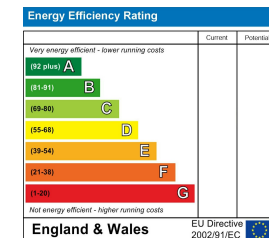
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## SUMMARY OF ACCOMMODATION:

- END TERRACE
- OUTBUILDING
- ON THE No.33 BUS ROUTE TO READING TOWN CENTRE
- SIDE ACCESS
- DRIVEWAY WITH PARKING FOR SEVERAL CARS
- EXCELLENT CONDITION
- SHORT WALK TO LOCAL AMENITIES AND SCHOOLS

## ADDITIONAL INFO:

Approx. Distances:  
Tilehurst Railway Station: 1.4 Miles  
M4 motorway (J12):  
2.6 Miles



## VIEWING STRICTLY BY APPOINTMENT:

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