



13 Orchard Close
 Tilehurst, RG31 6YS

Offers in excess of £600,000 Freehold



DESCRIPTION

VP - Presented to the market detached chalet bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, one bathroom and two W/C's, this property is ideal for families seeking space and functionality.

The property is in lovely condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. The pretty garden adds a touch of tranquillity, providing a lovely outdoor space for children to play.

Parking is a breeze with space for up to three vehicles on the driveway, a valuable feature in this sought-after area. Furthermore, the property is situated within an excellent school catchment, making it an attractive option for families prioritizing education.

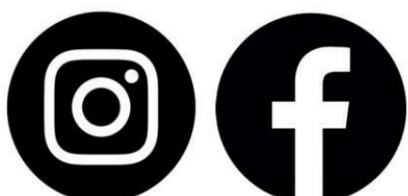
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- DETACHED
- THREE BEDROOMS
- SUN ROOM
- OFFICE/OUTBUILDING
- LOVELY CONDITION
- DRIVEWAY PARKING
- NEW BOILER

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	
58	81
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
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Get Social



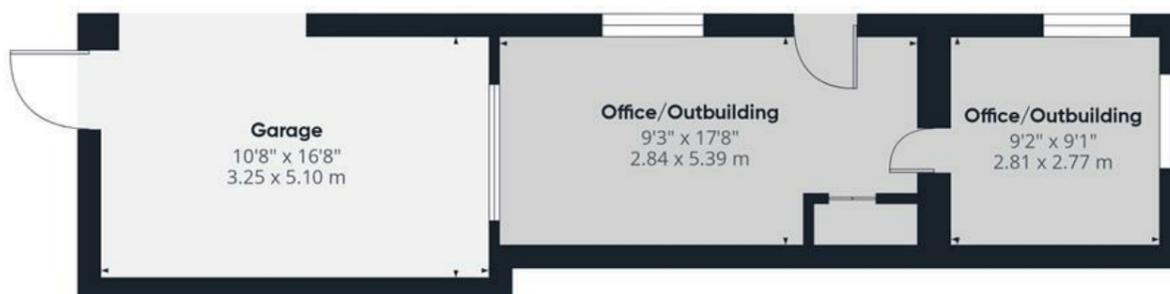
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m

1676 ft²
155.7 m²

Reduced headroom

55 ft²
5.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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