



# 108 Mayfair

## Tilehurst, RG30 4RD

Offers in excess of £400,000 Freehold



### DESCRIPTION

VP - Presented to the market is this delightful property boasting three spacious double bedrooms, making it an ideal home for families or those seeking extra space. The ground floor features a versatile dining/study room, perfect for both entertaining guests and working from home. The inviting living room is enhanced by bi-fold doors that open up to a beautifully enclosed private rear garden, creating a seamless indoor-outdoor living experience.

The fitted kitchen is well-equipped, providing a functional space for culinary enthusiasts. Off-road parking adds convenience, ensuring that you have a secure place for your vehicles.

Situated within walking distance to local schools, amenities, bus routes, and parks, this property offers a fantastic location for families and individuals alike. Additionally, the easy access to the M4 junction 12 motorway makes commuting a breeze, connecting you to surrounding areas and beyond.

This home presents a wonderful opportunity to enjoy comfortable living in a sought-after area. Don't miss your chance to make this lovely property your own.

Council tax band - C

### SUMMARY OF ACCOMMODATION

- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN
- BI FOLD DOORS TO GARDEN
- CLOSE TO SCHOOLS & AMENITIES

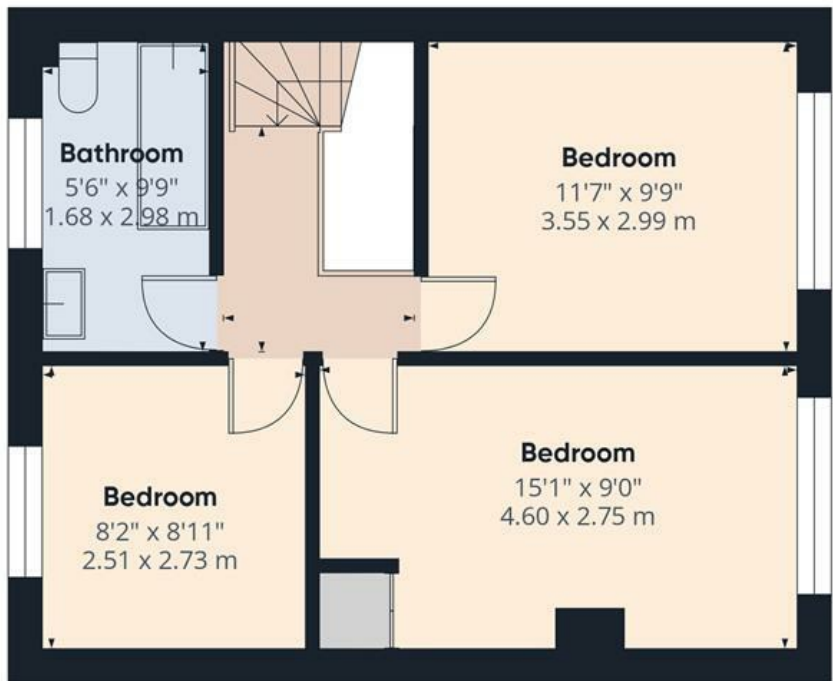
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
863 ft<sup>2</sup>  
80.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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