



72 Curlew Drive
Tilehurst, RG31 4TA

Guide price £440,000 Freehold



DESCRIPTION

VP - Presented to the market is this versatile end-terrace house ideal for families and professionals alike. Boasting three/four well-proportioned bedrooms, this property is designed to accommodate a variety of living arrangements, including the potential for an annex, making it ideal for multi-generational living or additional guest space.

Upon entering, you are welcomed by two inviting reception rooms that offer ample space for relaxation and entertainment. The heart of the home is the open-plan kitchen/dining room, which creates a warm and sociable atmosphere, perfect for family gatherings or dinner parties. The property also features two bathrooms and a downstairs WC ensuring convenience for all residents.

For those with vehicles, the property has allocated parking and a garage nearby making it easy to come and go. The location is particularly advantageous, as it is situated close to local schools, essential amenities, and bus routes, ensuring that everything you need is within easy reach.

This end-terrace house on Curlew Drive is not just a home; it is a lifestyle choice that offers comfort, flexibility, and convenience in a sought-after area. Whether you are looking to settle down or invest, this property is well worth your consideration.

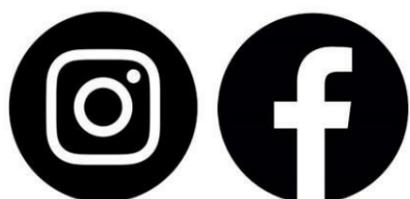
Council, tax band - C

SUMMARY OF ACCOMMODATION

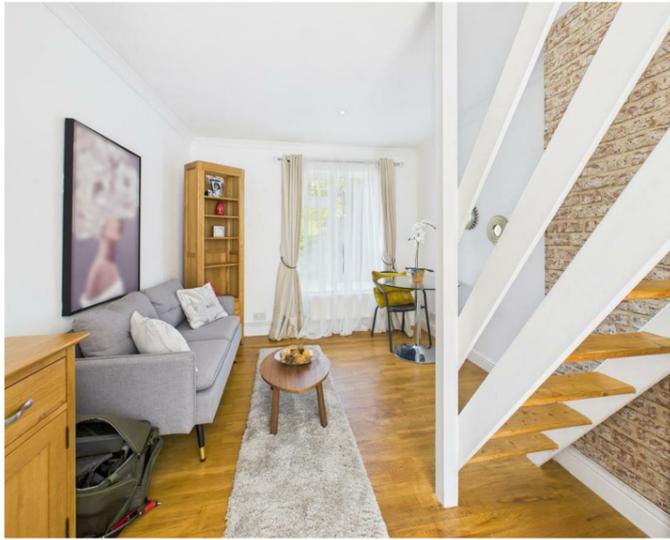
- ANNEX WITH KITCHEN/LIVING, BEDROOM AND SHOWER ROOM.
- THREE/FOUR BEDROOMS
- DOWNSTAIRS WC
- TWO BATHROOMS ON FIRST FLOOR
- EXTENDED TO THE SIDE & REAR
- KITCHEN/DINING ROOM
- END OF TERRACE
- 360 VIRTUAL TOUR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	

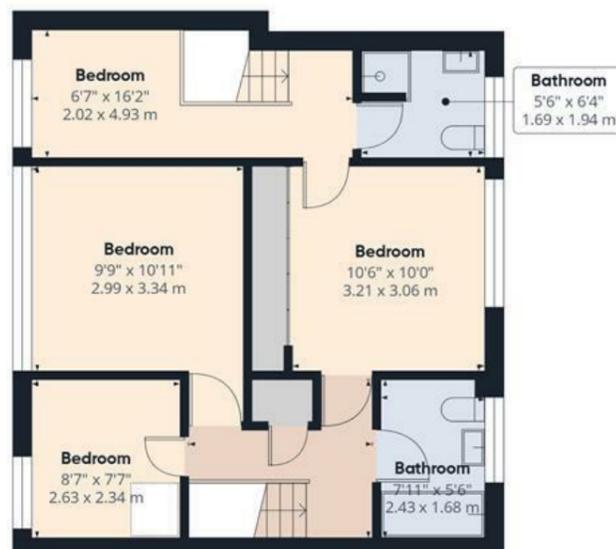
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Ground Floor



Floor 1



Approximate total area^m

1156 ft²

107.6 m²

Balconies and terraces

229 ft²

21.3 m²

Reduced headroom

7 ft²

0.7 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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