

Vp

72 Curlew Drive
Tilehurst, RG31 4TA

Guide price £450,000 Freehold



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72 Curlew Drive

DESCRIPTION:

VP - Presented to the market is this 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.

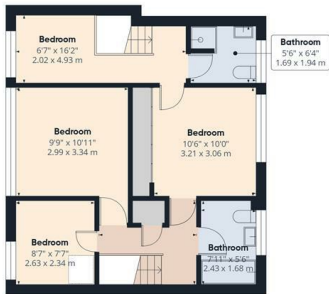
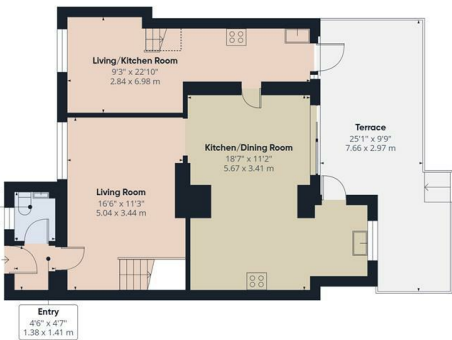
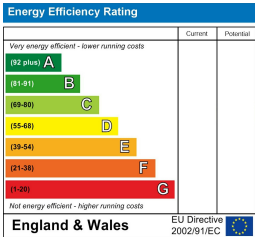
For those with vehicles, the property has allocated parking and a garage nearby making it easy to come and go. The location is particularly advantageous, as it is situated close to local schools, essential amenities, and bus routes, ensuring that everything you need is within easy reach.

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



Approximate total area¹⁾

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 (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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ADDITIONAL INFO:
VIEWING STRICTLY BY APPOINTMENT:

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