

Vp

135 Elvaston Way
Tilehurst, RG30 4NB

Guide price £425,000 Freehold



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135 Elvaston Way

DESCRIPTION:

VP - No onward chain. This detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The separate kitchen is well-appointed, making it a delightful space for culinary pursuits.

Upstairs, you will find three well-proportioned bedrooms, ideal for families or those seeking extra space. The first floor also features a refitted shower room, ensuring modern amenities are at your fingertips. Additionally, a convenient downstairs WC adds to the practicality of this lovely home.

The property boasts off-road parking, a significant advantage in this sought-after location. A detached garage or outbuilding in the garden offers further versatility, whether for storage, a workshop, or even a home office.

Elvaston Way is perfectly situated close to local schools, a variety of amenities, and excellent bus routes, making it an ideal choice for families and commuters alike. Nearby parks provide a wonderful opportunity for outdoor activities and leisurely strolls.

This delightful detached house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this house your home. Council tax band - C

SUMMARY OF ACCOMMODATION:

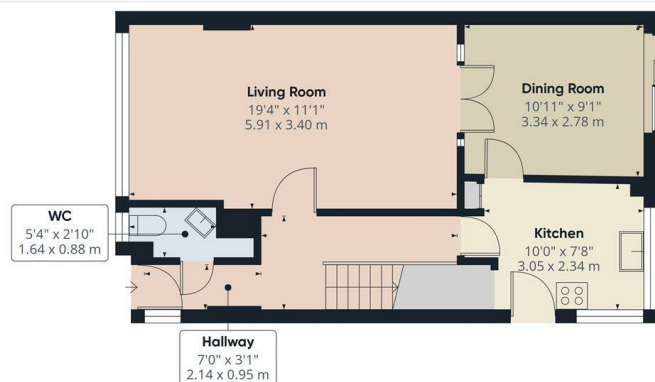
- NO ONWARD CHAIN
- DETACHED GARAGE/OUTBUILDING
- WARM AIR HEATING
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- 360 VIRTUAL TOUR

ADDITIONAL INFO:

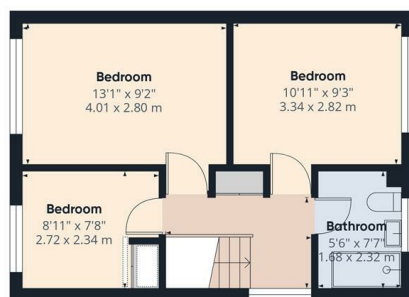
VIEWING STRICTLY BY APPOINTMENT:

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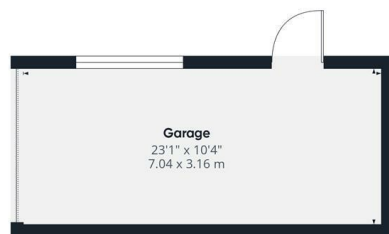
92 School Road
Reading
RG31 5AU



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1116 ft²
103.8 m²

(1) Excluding balconies and terraces

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

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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		