



8 Crescent Road  
Tilehurst, RG31 5AH

Guide price £590,000 Freehold



#### DESCRIPTION

VP - 360 VIRTUAL TOUR

Presented to the market is this extended four bedroom semi detached house with off road parking, garage, gym and an office/garden room. The property is located within excellent access to Tilehurst village centre, amenities, bus routes, schools and Tilehurst train station.

The accommodation comprises entrance hallway, WC, living room and an impressive open plan kitchen/dining room. On the first floor there are three bedrooms, bathroom suite with separate bath and shower. On the second floor (loft conversion) there is a master bedroom with an en suite shower room.

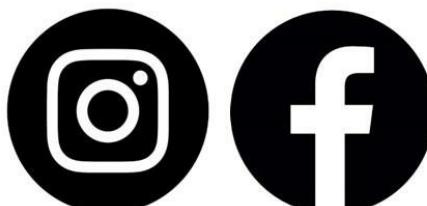
Externally the garden has a detached garage, gym added behind and at the rear of the garden there is a office/garden outbuilding with a decking area just outside. The rear garden is circa 125ft in depth and has a mix of lawn patio and decking areas to enjoy.

Council tax band - E

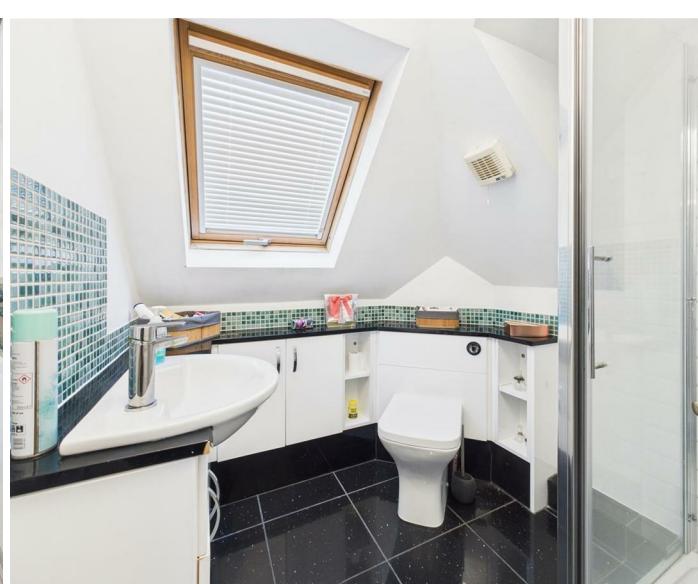
#### SUMMARY OF ACCOMMODATION

- FOUR BEDROOMS
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- OFF ROAD PARKING
- GARAGE/GYM BUILDING
- OFFICE/GARDEN ROOM
- CIRCA 125FT REAR GARDEN
- SIDE ACCESS DOUBLE GATES TO GARDEN
- WALKING DISTANCE TO TILEHURST TRAIN STATION
- EXTENDED & LOFT CONVERSION

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Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1569.92 ft<sup>2</sup>  
145.85 m<sup>2</sup>

Reduced headroom

28.93 ft<sup>2</sup>  
2.69 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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