



33 Crescent Road
Tilehurst, RG31 5AH
Guide price £650,000 Freehold



VP - Presented to the market is this charming four bedroom semi-detached house offering a perfect blend of modern living and comfort. This home is ideal for families seeking both space and convenience.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a stunning open plan living and dining kitchen area, perfect for entertaining guests or enjoying family meals. The separate utility room adds practicality, while a convenient WC and an additional office or reception room provide flexibility for your lifestyle needs.

The first floor boasts four well-proportioned bedrooms, en suite to the master bedroom, ensuring ample space for relaxation and privacy. The further bathroom on this level caters to the needs of the household, making morning routines a breeze.

Outside, the property features a delightful south facing rear garden, complete with a patio and lawn area, perfect for summer gatherings or quiet evenings. Side access enhances the practicality of the outdoor space, allowing for easy maintenance and enjoyment.

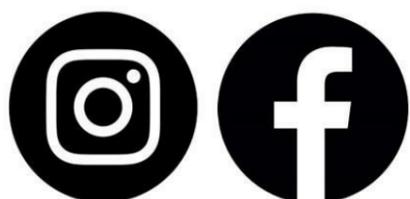
The front of the property offers generous off-road parking, ensuring that you and your guests will never be short of space.

Council tax band - E

- FOUR BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- EXTENDED
- UTILITY ROOM
- DOWNSTAIRS WC
- OPEN PLAN LIVING/KITCHEN/DINING
- 360 VIRTUAL TOUR
- OFFICE/RECEPTION ROOM



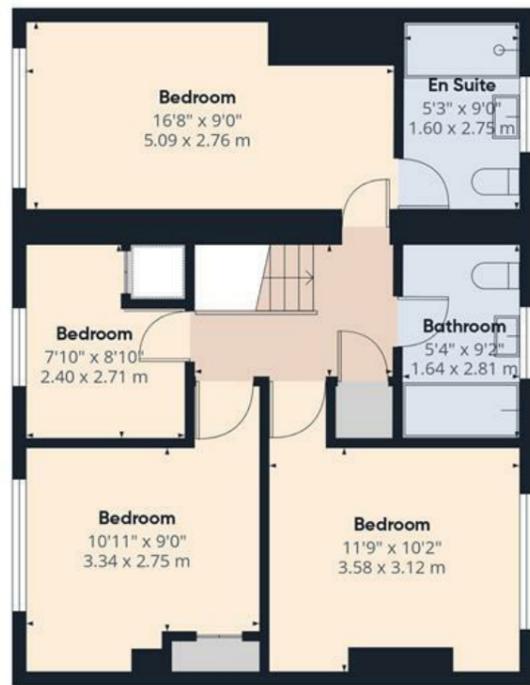
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Ground Floor



Floor 1

Approximate total area^m
1540 ft²
143.1 m²

(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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