



159 Fairford road

Tilehurst, RG31 6QJ

Guide price £425,000 Freehold



#### DESCRIPTION

VP - Presented to the market is this three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it an ideal home for families or professionals alike.

The well-appointed kitchen leads you to the garage and utility room with access to a large rear garden, which is perfect for outdoor gatherings, gardening enthusiasts, or simply enjoying a peaceful afternoon in the sun. The garden offers a wonderful escape from the hustle and bustle of daily life, providing a private space for leisure and recreation.

This home features two bathrooms, ensuring that morning routines run smoothly for all occupants. The three generously sized bedrooms provide comfortable sleeping quarters, with plenty of natural light and space for personalisation.

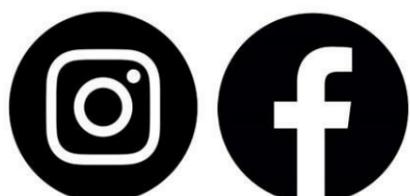
For those who require easy access to local amenities, schools, and transport links, this property is ideally situated. Tilehurst Station is just a short distance away, along with convenient bus stops, making commuting to Reading and beyond a breeze. Additionally, the driveway parking adds to the convenience, allowing for hassle-free access to your home.

Council Tax Band: D (West Berkshire)

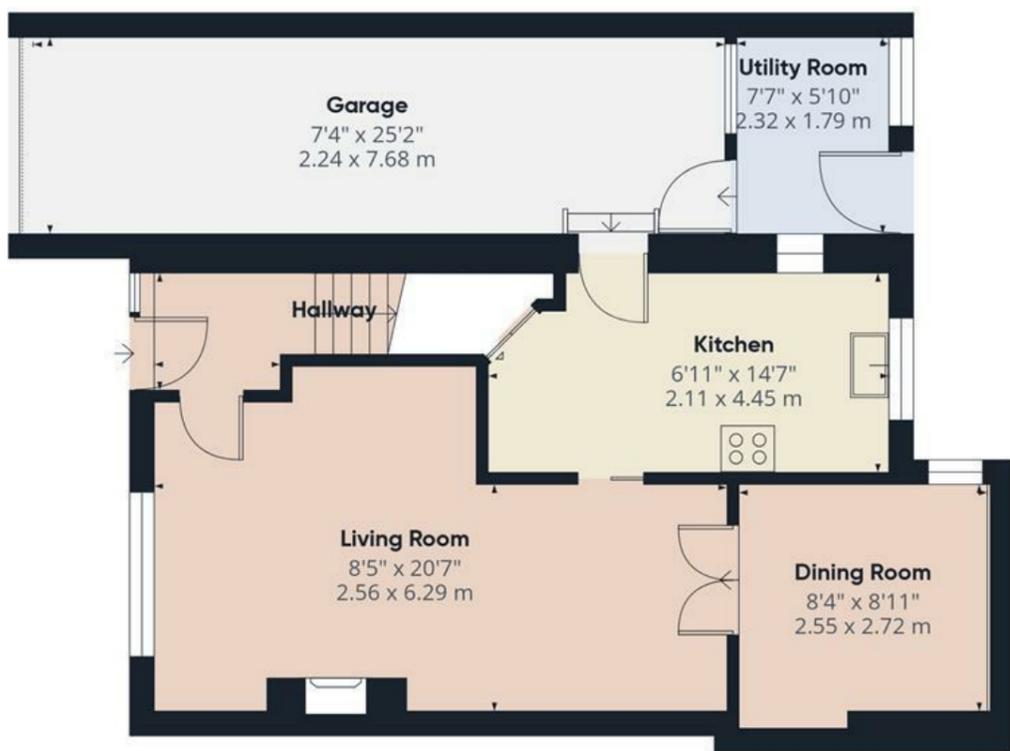
#### SUMMARY OF ACCOMMODATION

- CLOSED CHAIN
- THREE BEDROOMS
- MID TERRACE
- DRIVEWAY PARKING
- LARGE REAR GARDEN
- GARAGE

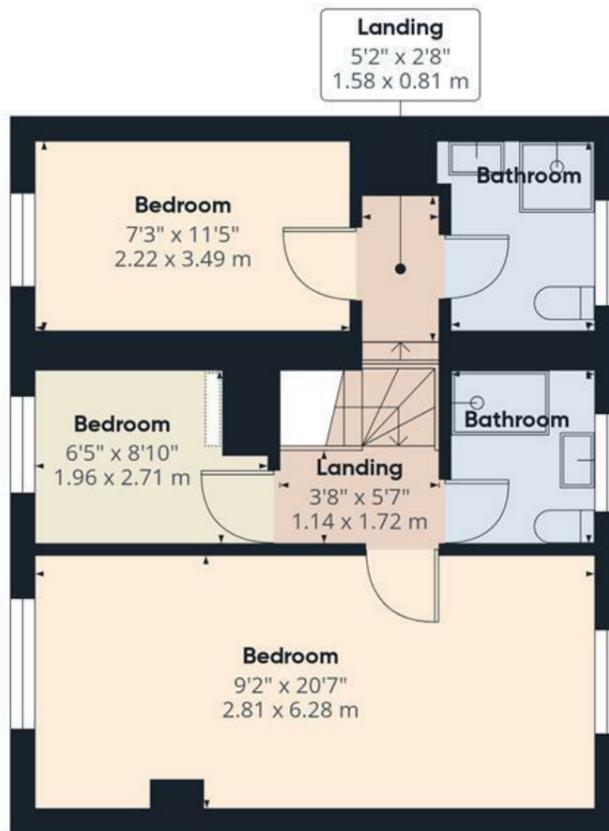
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Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1100 ft<sup>2</sup>  
102.1 m<sup>2</sup>

(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.

GIRAFFE360

