



## 3 Brae View

Tilehurst, RG31 6AA

Offers in excess of £450,000 Freehold



### DESCRIPTION

VP - This four-bedroom semi-detached house offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you are greeted by a spacious entrance hallway that leads to a well-appointed kitchen/breakfast room, perfect for enjoying family meals. The living/dining room provides a warm and inviting space for relaxation and entertaining guests. A convenient WC is also located on the ground floor.

Moving to the first floor, you will find three generously sized bedrooms, including a master bedroom with an en suite bathroom, ensuring privacy and comfort. A separate bathroom suite serves the other two bedrooms, making it ideal for family living. The second floor features an additional double bedroom, complete with its own en suite, offering flexibility for guests or older children.

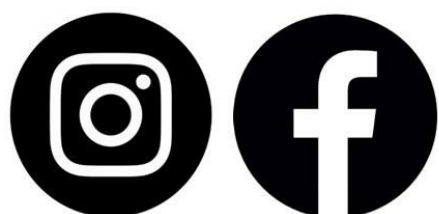
Outside, the property boasts a beautifully landscaped rear garden, complete with a seating area and a well-maintained lawn, perfect for outdoor gatherings or simply enjoying the fresh air. Side access adds to the convenience of this lovely outdoor space.

With off-road parking for two vehicles and easy access to local schools, amenities, parks, and bus routes, this home is perfectly situated for modern living.

Council tax band - E

- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- SIDE ACCESS
- KITCHEN/BREAKFAST ROOM
- THREE BATHROOMS
- DOWNSTAIRS WC
- OFF ROAD PARKING

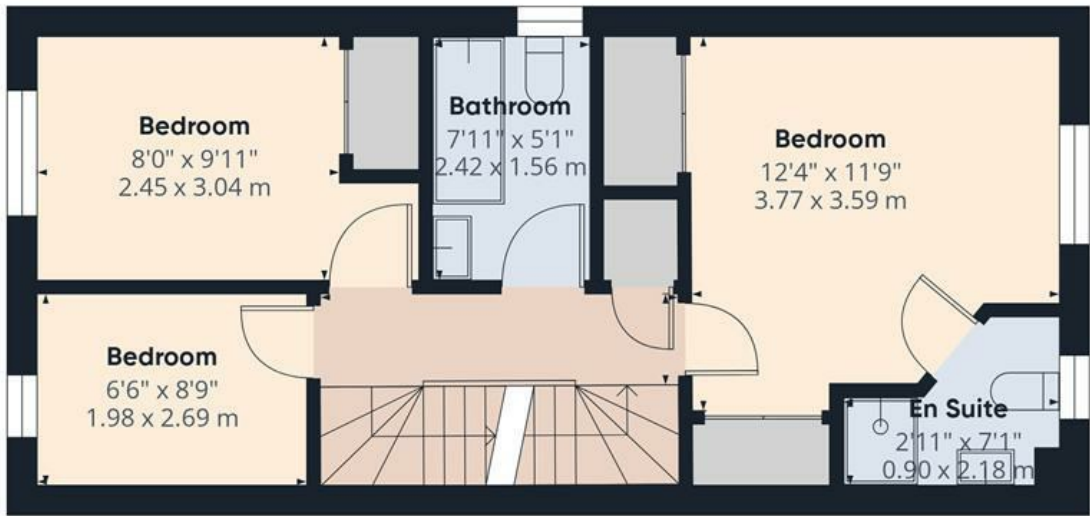
Get Social



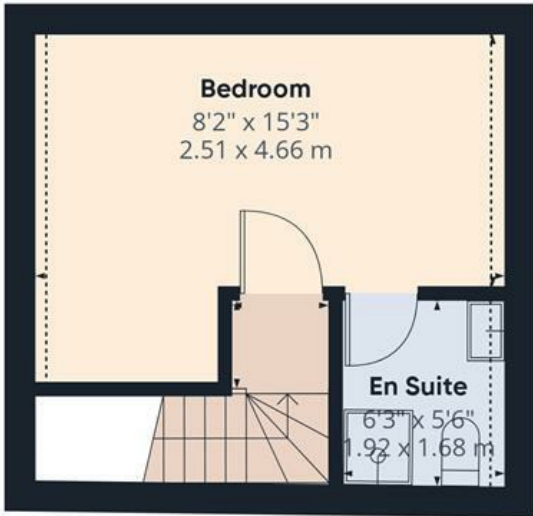
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Ground Floor



Floor 1



Floor 2



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

1080 ft<sup>2</sup>

100.3 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

