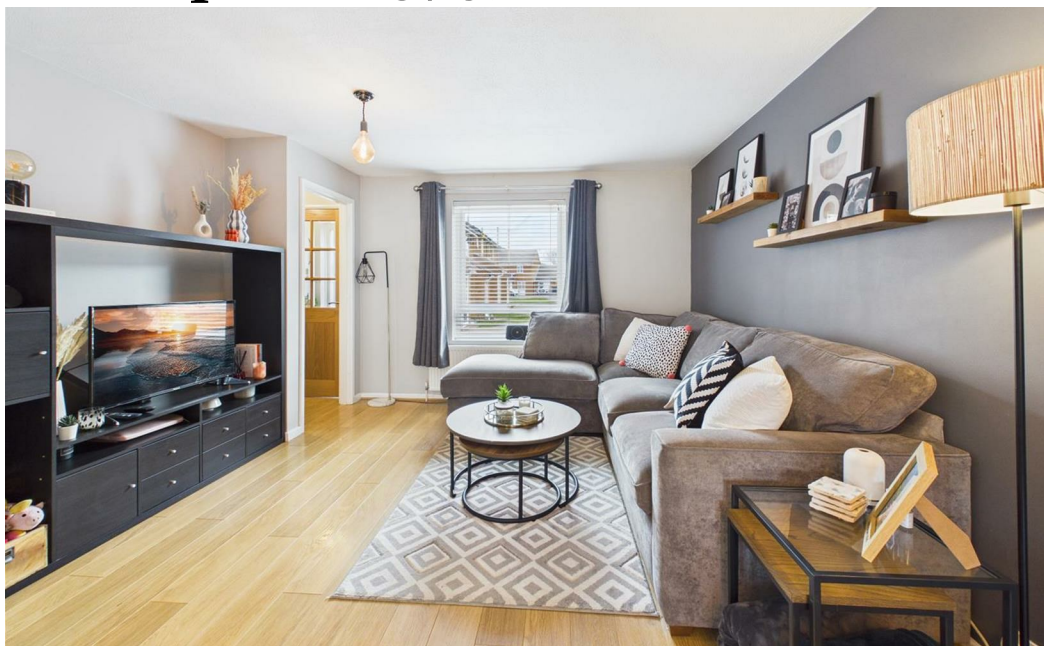




**55 Denby Way**  
**Tilehurst, RG30 6HX**  
**Guide price £375,000 Freehold**



#### DESCRIPTION

VP - Presented to the market is this charming three-bedroom end of terrace house on Denby Way offering a perfect blend of comfort and convenience. Upon entering, you are welcomed by an entrance hallway that leads into an inviting open plan living, dining, kitchen area, ideal for both relaxation and entertaining.

The first floor boasts three generously sized bedrooms, providing ample space for family living or guests. A well-appointed bathroom suite completes this level, ensuring all your needs are met.

Externally, the property features an enclosed rear garden, which includes a delightful patio and lawn area, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, there is a side access gate for added convenience. To the left of the house, you will find a garage along with an allocated parking space, making parking hassle-free.

This home is ideally situated with easy access to local schools, parks, bus routes, and various amenities, making it a fantastic choice for families and professionals alike. With its appealing features and prime location, this property is not to be missed.

Council tax band - C

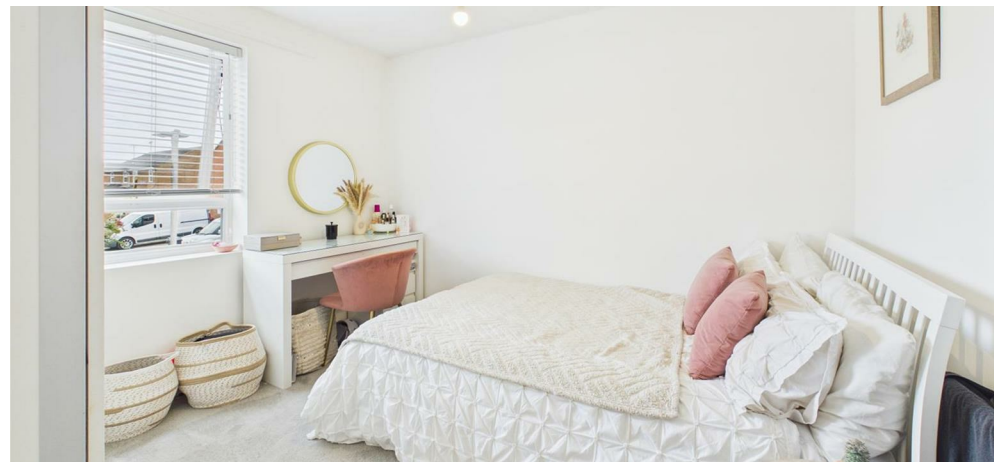
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING LIVING AREA
- ENCLOSED REAR GARDEN WITH SIDE ACCESS
- GARAGE & PARKING TO THE SIDE
- CUL DE SAC LOCATION



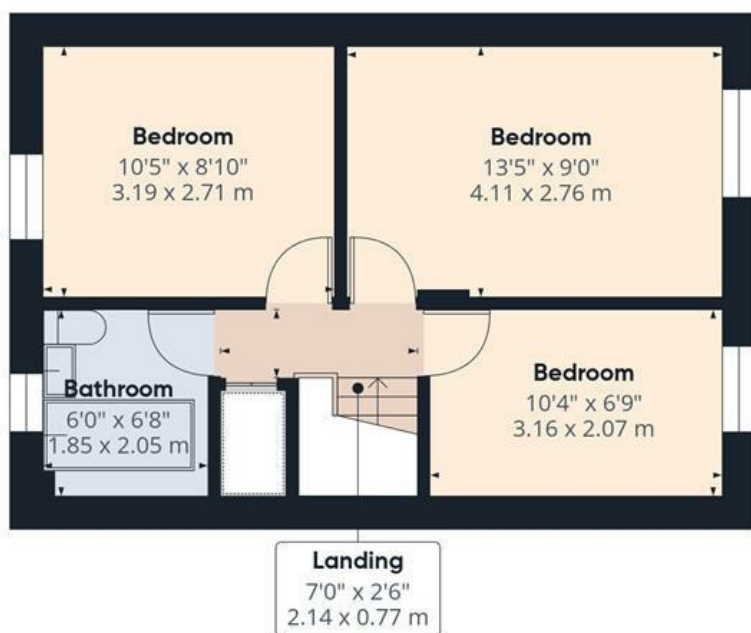
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>TM</sup>  
897 ft<sup>2</sup>  
83.3 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