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SPECIALISTS IN PROPERTY



1 Maiwand Gardens, Tilehurst, Reading, Berkshire. RG30 4QF.

£425,000 Freehold



Presenting an alluring modern semi-detached dwelling nestled in the coveted Tilehurst locale. This exceptional residence, boasting a spacious layout, is tailor-made for families or individuals seeking ample living space. With three thoughtfully appointed bedrooms, this home seamlessly combines functionality with a touch of elegance.

Elevating the property's appeal are its standout features, including a delightful garden that beckons for outdoor relaxation and entertaining, complemented by a charming patio area. The added convenience of off-street parking ensures accessibility at your convenience.

As you step inside, a contemporary ambiance envelops you, enhanced by tasteful decor and high-end finishes throughout. The impeccably redesigned Wren kitchen and living area create an inviting environment, ideal for both everyday living and hosting gatherings.

Situated in a highly sought-after neighborhood, this residence is conveniently close to local amenities, schools, and transportation links. This property presents a compelling opportunity to secure a stylish and comfortable abode in a prime location. Don't let this fantastic chance slip away—make this house your dream home now.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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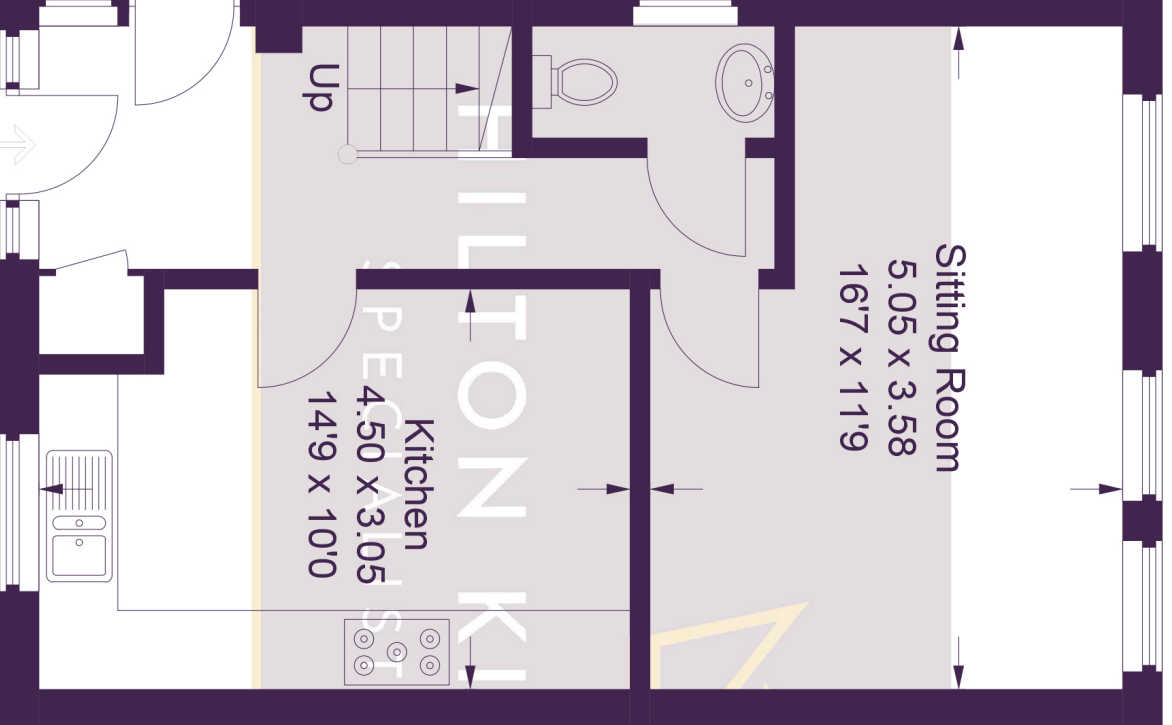
# 1 Maiwand Gardens

Approximate Gross Internal Area

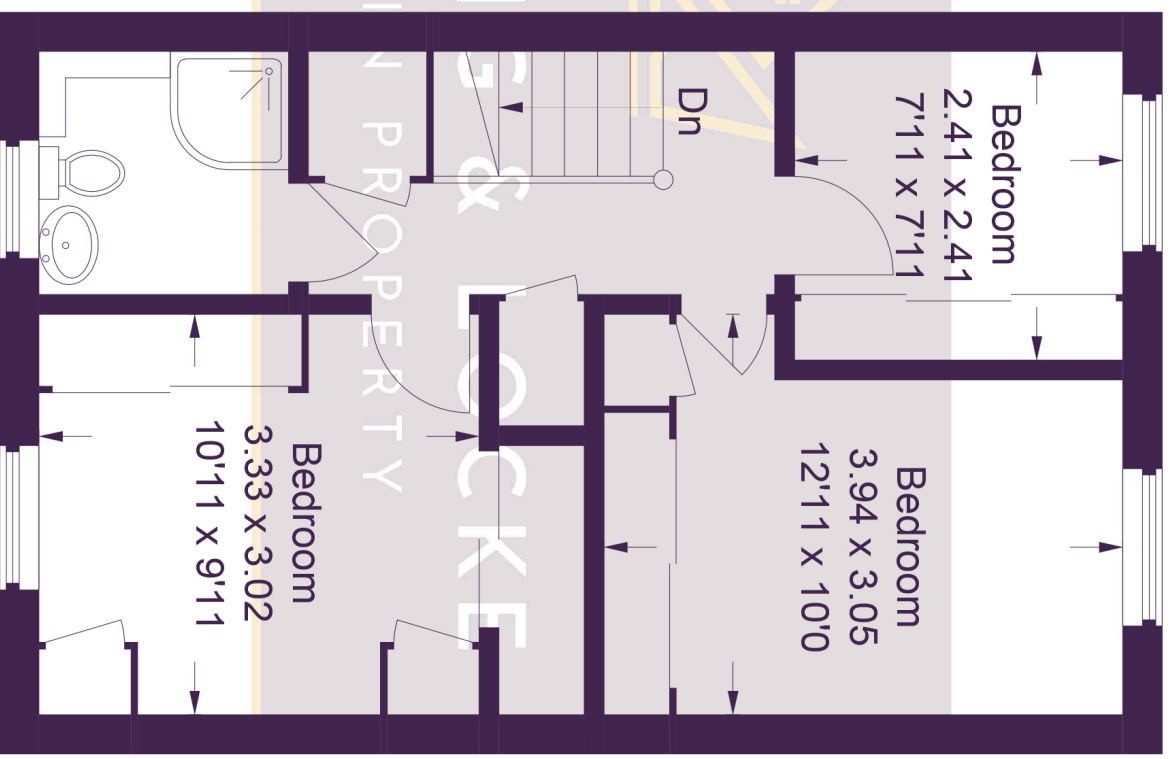
Ground Floor = 41.9 sq m / 451 sq ft

First Floor = 41.7 sq m / 449 sq ft

Total = 83.6 sq m / 900 sq ft



## Ground Floor



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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