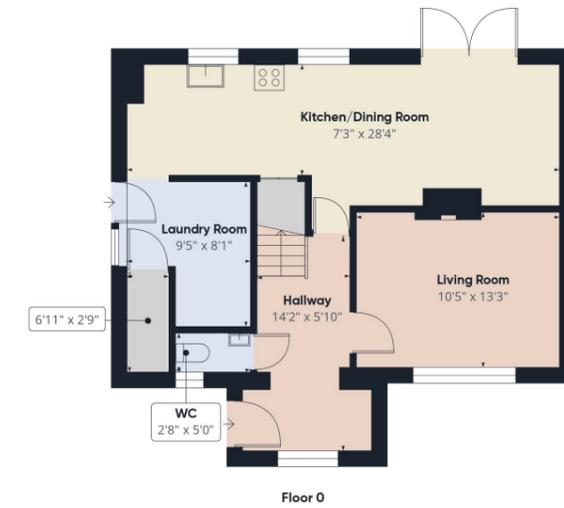


Severn Way, Tilehurst, Reading, Berkshire. RG30.

£450,000 Freehold

A spacious and versatile four-bedroom home ideal for modern family living. Featuring a bright entrance hallway, generous living room, and an open kitchen/dining area, along with a utility room, downstairs WC, and additional shower room for everyday convenience. Upstairs offers well-proportioned bedrooms and a family bathroom, while outside boasts established rear gardens and potential for off-road parking (subject to permission). A substantial lean-to provides excellent storage or flexible workspace space.

- Bright entrance hallway
- Spacious living room
- Modern kitchen/diner
- Utility room
- Downstairs WC
- Additional shower room
- Versatile lean-to
- Four bedrooms
- Family bathroom
- Established gardens



Approximate total area^m
1119 ft²

(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



Property Description

Ground Floor

Hallway

14' 2" x 5' 10" (4.32m x 1.78m)

WC

2' 8" x 5' 0" (0.81m x 1.52m)

Living Room

10' 5" x 13' 3" (3.17m x 4.04m)

Kitchen/Dining Room

7' 3" x 28' 4" (2.21m x 8.64m)

Laundry Room

9' 5" x 8' 1" (2.87m x 2.46m)

First Floor

Landing

13' 0" x 8' 9" (3.96m x 2.67m)

Master Bedroom

10' 0" x 13' 1" (3.05m x 3.99m)

Bedroom Two

10' 1" x 10' 4" (3.07m x 3.15m)

Bedroom Three

12' 3" x 8' 3" (3.73m x 2.51m)

Bedroom Four

7' 0" x 9' 1" (2.13m x 2.77m)

Ground Floor

Rear Garden

Driveway

Front Garden

Council Tax Band

D

