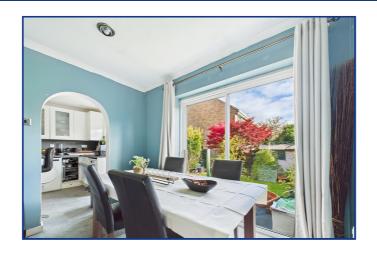


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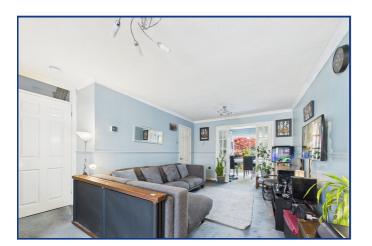
















Farm Drive, Tilehurst, Reading, Berkshire. RG31.

£400,000 Freehold

This spacious and extended mid-terrace family home is situated in a popular and convenient location, within walking distance of highly regarded schools. The property offers two separate reception rooms, a large kitchen and breakfast area, three well-proportioned bedrooms, and a modern family bathroom. The garage has been partially converted to create a useful study while retaining a storage area, and the property benefits from driveway parking to the front. A mature and private rear garden provides a peaceful outdoor space, making this home ideal for families seeking versatile living accommodation in a sought-after area.

- Mid Terrace
- Driveway
- Three Bedrooms
- Two Reception Areas
- Rear Enclosed Garden
- Freehold House
- Family Bathroom
- WC
- Office / Study Room
- Open House









Bedroom One
11'11" x 12'3"

Bedroom Two
9'11" x 9'10"

Bedroom Three
7'4" x 9'10"

Approximate total area⁽¹⁾
1119 ft²

Reduced headroom
8 ft²

(1) Excluding balconies and terra

Reduced headroom

Calculations reference the RICS

3C standard. Measurements approximate and not to scale. RICS
RICH plan is intended for illustrationly.

GIRAFFE360

Property Description

Ground Floor

Entrance

5' 8" x 3' 5" (1.73m x 1.04m)

Living Room

20' 1" x 10' 7" (6.12m x 3.23m)

Dining Room

7' 6" x 9' 11" (2.29m x 3.02m)

Kitchen

17' 6" x 9' 2" (5.33m x 2.79m)

Office / Study

7' 10" x 8' 1" (2.39m x 2.46m)

Garage

8' 6" x 8' 10" (2.59m x 2.69m)

WC

6' 0" x 3' 5" (1.83m x 1.04m)

Second Floor

Landing

Bedroom One

11' 11" x 12' 3" (3.63m x 3.73m)

Bedroom Two

9' 11" x 9' 10" (3.02m x 3.00m)

Bedroom Three

7' 4" x 9' 10" (2.24m x 3.00m)

Bathroom

Driveway Parking

Rear Garden

Council Tax Band

D

