



Norcot Road, Tilehurst, Reading, Berkshire. RG30

£425,000 Freehold

Arins Property Services are delighted to present this spacious four-bedroom semi-detached home on the sought-after Norcot Road. Set on a generous plot, the property offers potential for side extension or a garage (STPP) and is available with no onward chain. The accommodation is arranged over three floors and features a welcoming entrance hall, a bright living room, and a generous kitchen/dining area with French doors leading to a private rear garden, ideal for entertaining. Upstairs, there are two main bedrooms and a family bathroom, with two further bedrooms on the top floor, perfect for children or home offices. Externally, the home benefits from driveway parking for multiple vehicles and side access. Conveniently located within walking distance of Tilehurst Triangle, local shops, cafés, Arthur Newbery Park, and Tilehurst Train Station, with easy access to the M4 and A4, this property makes an excellent family or commuter home.

- Four Bedrooms
- Semi Detached House
- No Onward Chain
- Driveway Parking For Multiple Cars
- Close to Local Transport Links
- Potential For Further Extensions Subject To Planning



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Floor 0 floor plan showing the Kitchen/ Dining area (11'8" x 22'4"), Hallway (6'11" x 6'11"), and Living Room (12'9" x 19'0").	Floor 1 floor plan showing the Landing (2'9" x 14'6"), Bathroom (8'5" x 6'5"), Bedroom Two (9'5" x 11'4"), and Bedroom One (12'5" x 11'2").	Approximate total area⁽¹⁾ 1254 ft² Reduced headroom 133 ft²
Floor 0	Floor 1	
Floor 2 floor plan showing Bedroom Four (12'11" x 11'1"), Bedroom Three (12'9" x 11'2"), and Landing (2'7" x 2'5").		
Floor 2		

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

Council Tax Band

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