



45 St. Michaels Road  
Tilehurst, RG30 4RR

Guide price £450,000 Freehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 45 St. Michaels Road



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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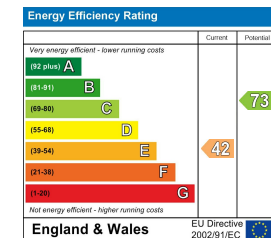
## DESCRIPTION:

VP - Presented to the market is this four/five bedroom semi detached house located within walking distance to Tilehurst Village, bus routes, amenities and schools. The property comprises living room, dining room, office area, kitchen/dining room and conservatory. On the first floor there are three plus one bedrooms and a bathroom. On the second floor you have the option for another bedroom or study/games room with storage. Externally there is off road parking, a narrow side access, 100ft plus rear garden and a double outbuilding at the rear of the garden.

## SUMMARY OF ACCOMMODATION:

- FOUR/FIVE BEDROOMS
- OFF ROAD PARKING
- KITCHEN/DINING ROOM
- 100FT PLUS REAR GARDEN
- SEMI DETACHED
- OUTBUILDING
- CLOSE TO VILLAGE CENTRE
- OFFICE AREA

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
 E: sales@villageproperties.org  
 W: www.villageproperties.co.uk

92 School Road  
 Reading  
 RG31 5AU

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