

# Vp

4 Causmans Way  
Tilehurst, RG31 6PG

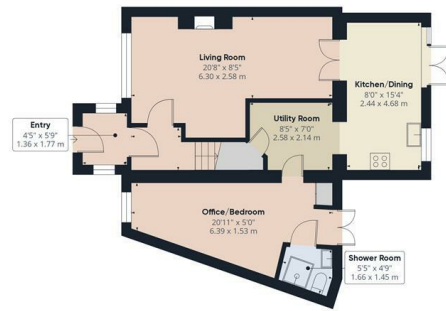
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Offers in excess of £500,000 Freehold

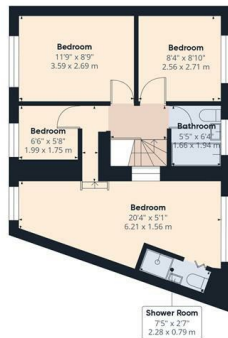
[VillageProperties.co.uk](http://VillageProperties.co.uk)



# 4 Causmans Way



Ground Floor



Floor 1



Approximate total area<sup>a</sup>  
1101.68 ft<sup>2</sup>  
102.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## DESCRIPTION:

VP - Presented to the market is this versatile four/five bedroom semi detached house which has been extended by the current owners. The property is located in a cul de sac and within walking distance to Tilehurst village centre.

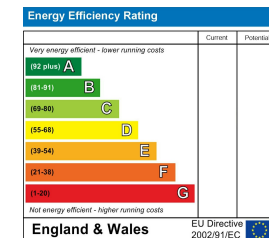
The property comprises entrance hallway, living room, kitchen/dining room, utility area, bedroom/office and shower room. On the first floor there are four bedrooms, en suite shower room to the master bedroom and a separate bathroom suite. Externally there is off road parking, side access gate leading to the rear garden. The garden has a patio/lawn area and storage sheds.

Council tax band - D

## SUMMARY OF ACCOMMODATION:

- FOUR/FIVE BEDROOMS
- CUL DE SAC LOCATION
- DOWNSTAIRS SHOWER ROOM
- SIDE ACCESS GATE TO REAR GARDEN
- UTILITY AREA
- SEMI DETACHED HOUSE
- KITCHEN/DINING ROOM
- OFF ROAD PARKING
- DOWNSTAIRS BEDROOM OR OFFICE
- LARGER THAN AVERAGE REAR GARDEN

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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