



**38 Brockley Close**  
Tilehurst, RG30 4YP

Guide price £375,000 Freehold

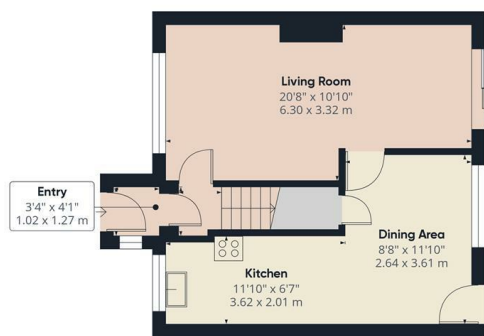
[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 38 Brockley Close

## DESCRIPTION:

VP - Presented to the market is this three bedroom house with off road parking, benefiting a cul de sac location and easy access to bus routes, amenities, parks and Tilehurst train station. The accommodation comprises an extended entrance porch, living room and an open plan kitchen dining room. On the first floor there are three bedrooms and a bath/shower room. The rear garden has a patio and lawn area.

Council tax band - C



Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
846.36 ft<sup>2</sup>  
78.63 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.

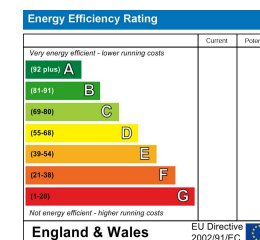
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- CUL DE SAC LOCATION
- OFF ROAD PARKING
- REFITTED BATHROOM SUITE
- PORCH ADDED TO THE FRONT

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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