



Bespoke
ESTATE AGENTS

20 Elvaston Way, Tilehurst
£370,000



20 Elvaston Way

Tilehurst, Reading

Exceptional 3-bed terraced house in sought-after Tilehurst location. Ideal for families with refitted kitchen, spacious living room, separate dining room, and garage. Walking distance to primary schools and parks. Front lawn, potential for off-road parking, and private rear garden with patio and shed. Nearby block for extra recreational space.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Refitted Kitchen
- Double Glazed & Gas Central Heating
- Convenient Tilehurst Setting Close to Schools & Shops
- 15'6 x 13'8 Living Room
- Separate Dining Room
- Garage
- Enclosed Private Rear Garden
- Refitted Bathroom

Entrance Porch

Accessed via UPVC front door, space for coats and shoes, double glazed windows, door to living room.

Living Room

15' 6" x 13' 8" (4.73m x 4.17m)

Front aspect via double glazed window, built in under stairs storage cupboards, stairs to first floor, radiator, arch to dining room.

Dining Room

9' 3" x 10' 5" (2.81m x 3.17m)

Rear aspect via double glazed window and door to rear garden, access to kitchen, radiator.

Kitchen

12' 7" x 7' 4" (3.83m x 2.24m)

Rear aspect via double glazed window. A refitted, beautiful kitchen with a range or eye and base level units, work tops over with inset sink unit. Space for gas cooker with hood over, space and plumbing for domestic appliances. Wall mounted boiler for central heating and hot water.

Landing

Doors to bedrooms and bathroom, built in storage cupboard.

Bedroom one

13' 10" x 9' 0" (4.22m x 2.75m)

Front aspect via double glazed window, radiator, a range of fitted wardrobes.

Bedroom Two

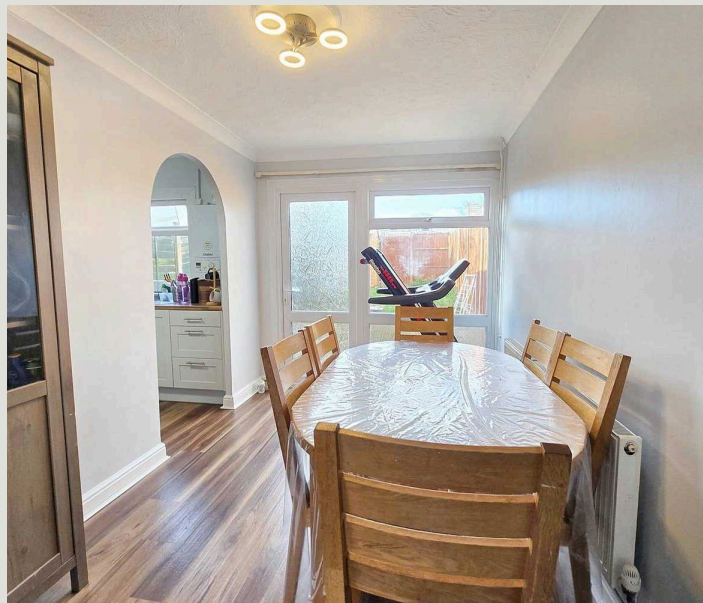
10' 5" x 9' 3" (3.17m x 2.81m)

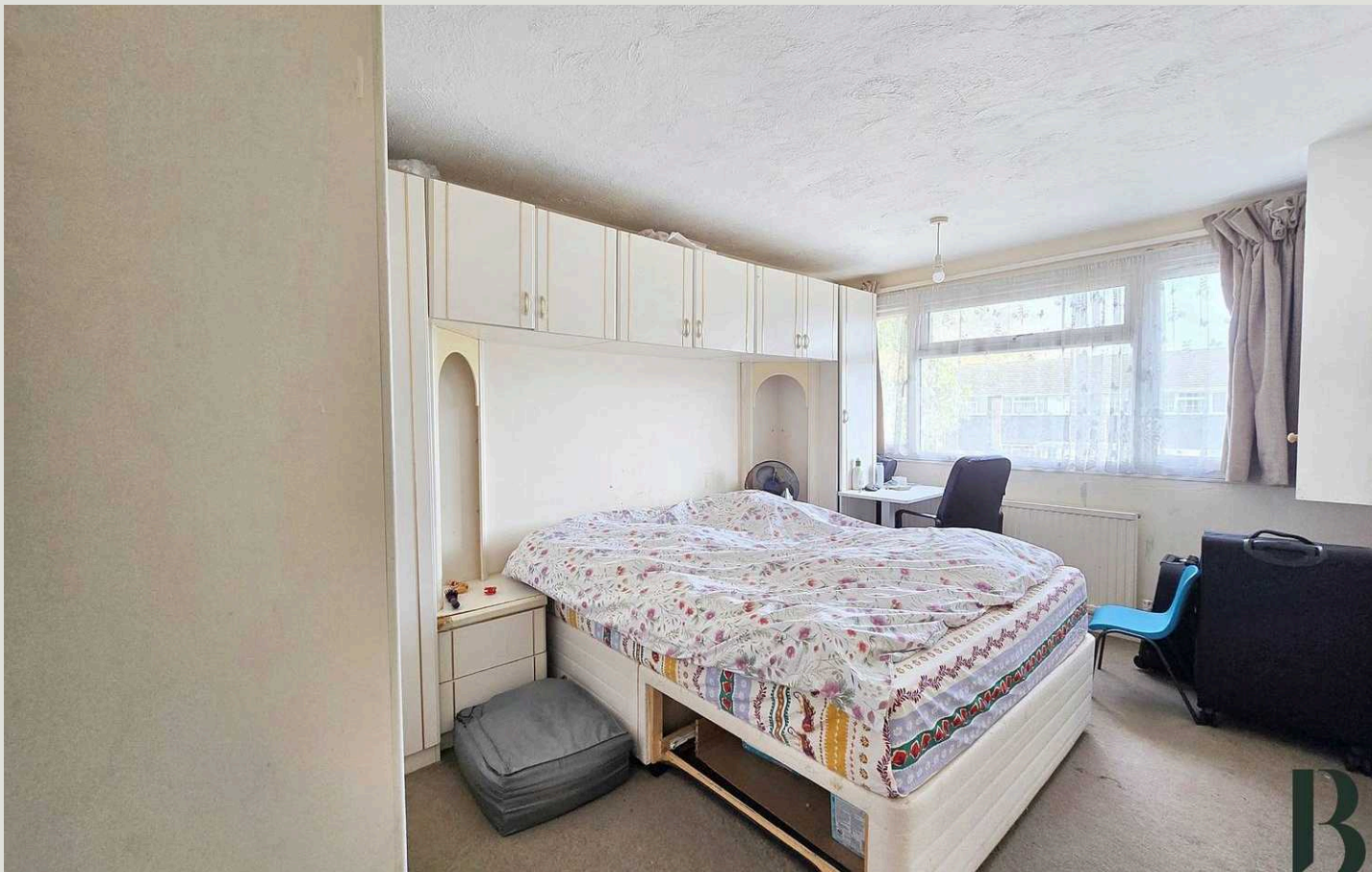
Rear aspect via double glazed window, radiator, built in wardrobes.

Bedroom Three

10' 11" x 6' 1" (3.33m x 1.85m)

Front aspect via double glazed window, built in storage cupboard.





Bathroom

A modern refitted white suite with enclosed full size shower bath, with shower screen, mixer taps, W.C. wash hand basin, towel rail. Double glazed window to rear.

Front Garden

To the front of the property is path leading to front door, remainder is laid to lawn. Whilst there currently isn't a dropped curb, there is potential to convert this area into off road parking, STPP.

Rear Garden

A fully enclosed private garden with patio area, lawn with space for timber garden shed, gateway providing rear pedestrian access.

Garage

Located in nearby block. There is additional on street parking available.



