



This well pretend 4 bedroom detached family home is located in a cul de sac within walking distance of Tilehurst village, bus routes, schools and other amenities

To the rear is a private 30ft garden with side access leading to the driveway and garage. The property enjoys double glazed windows, gas radiator heating and comprises an entrance hall with a modern ground floor shower room, living room, dining room with access to the conservatory, impressive kitchen, landing area with a family bathroom to compliment the four bedrooms.

Interested? Please contact our sales team to find out more, or to book a viewing.





- Detached family home
- Four bedrooms
- Ground floor shower room
- Modern family bathroom
- Impressive kitchen
- Two reception room + conservatory





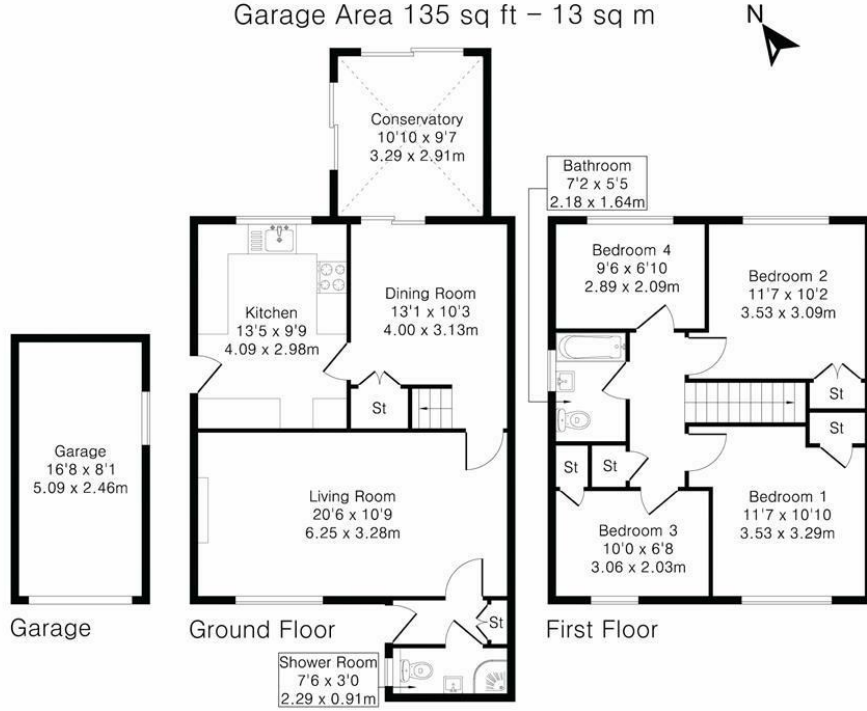


Further details

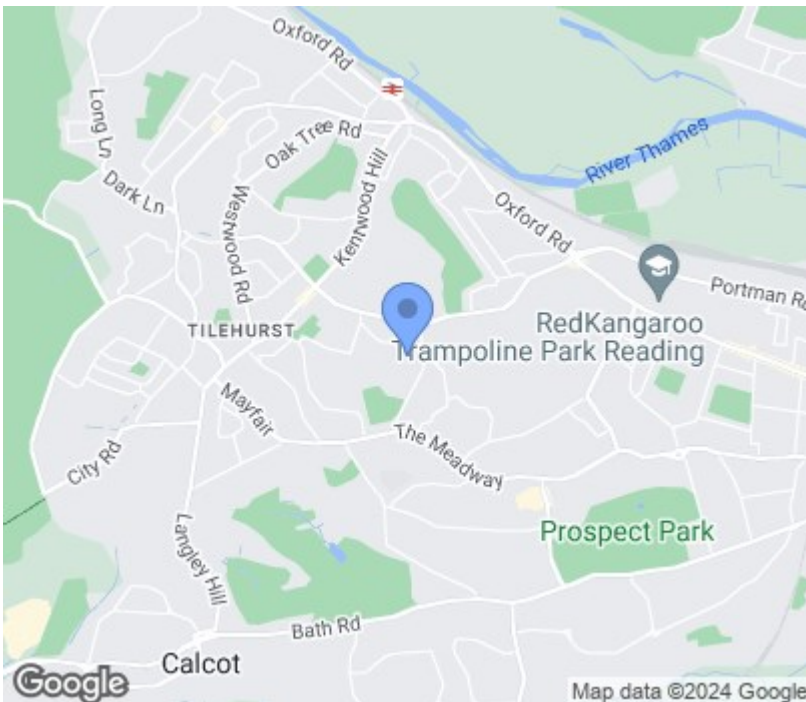
Council tax band E

# Floorplan

Approximate Gross Internal Area 1281 sq ft – 119 sq m  
 Ground Floor Area 650 sq ft – 60 sq m  
 First Floor Area 496 sq ft – 46 sq m  
 Garage Area 135 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.