



8 Cockney Hill, Tilehurst, RG30 4EU

Guide price £500,000 Freehold

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- DETACHED HOUSE
- GARAGE & OFF ROAD PARKING
- 360 VIRTUAL TOUR
- SIDE ACCESS TO GARAGE
- SUN ROOM
- GAS CENTRAL HEATING
- BUILT CIRCA 25 YEARS AGO

VP - NO ONWARD CHAIN & 360 VIRTUAL TOUR. This property will remain available for viewing's until Monday 20th October, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Tuesday 21st October 2025.

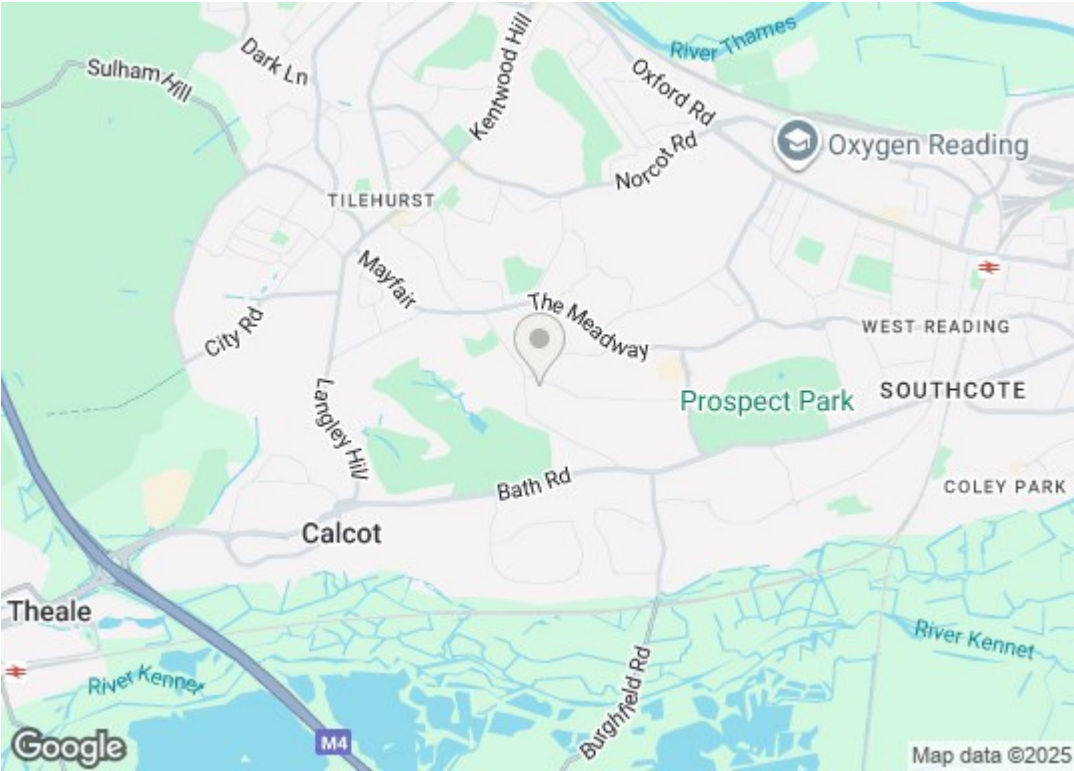
Located in the desirable area of Cockney Hill, Tilehurst, this charming detached house presents an excellent opportunity for those seeking a comfortable and convenient home. With two spacious double bedrooms, this property is perfect for small families, anyone downsizing or couples looking for extra space.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The sun room adds a delightful touch, providing a bright and airy atmosphere, ideal for enjoying the garden views throughout the seasons. The well-maintained garden features both a patio and a lawn area, perfect for outdoor gatherings or simply unwinding in the fresh air. Additionally, side access leads to the garage, enhancing the practicality of this lovely home.

Parking will never be an issue here, as the property boasts ample off road parking, secured by private gates for added peace of mind.


Conveniently located, this home is within easy reach of local amenities, bus routes, schools, and parks, making it an ideal choice for families and professionals alike.

Council tax band - E



DIRECTIONS

ADDITIONAL INFORMATION

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



Approximate total area⁽¹⁾

1164 ft²

108.1 m²

Reduced headroom

93 ft²

8.6 m²

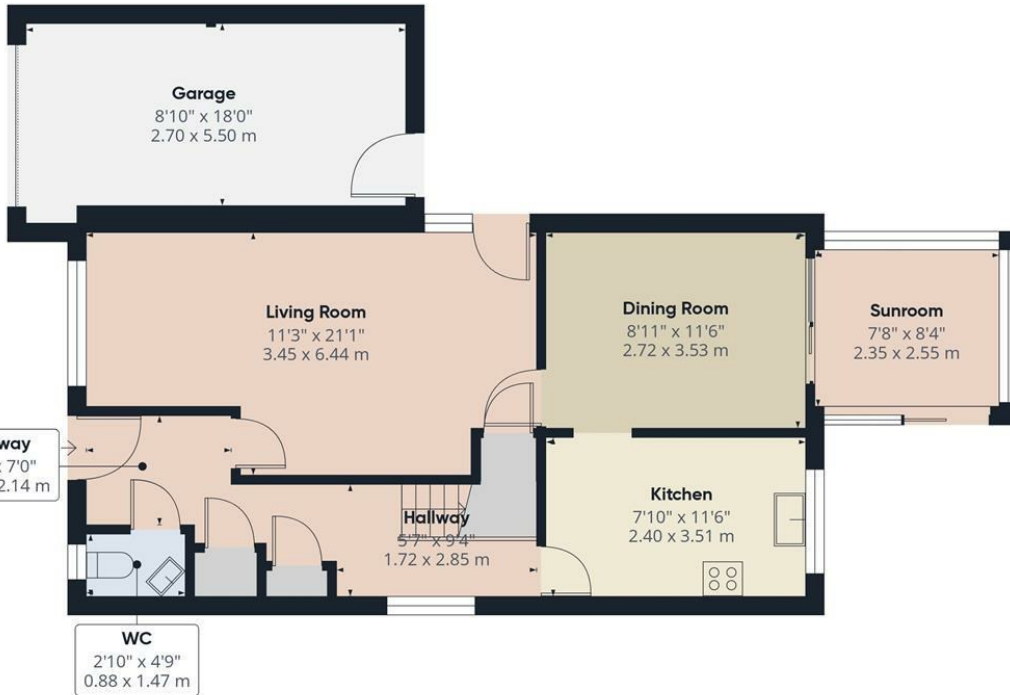
(1) Excluding balconies and terraces.

Reduced headroom

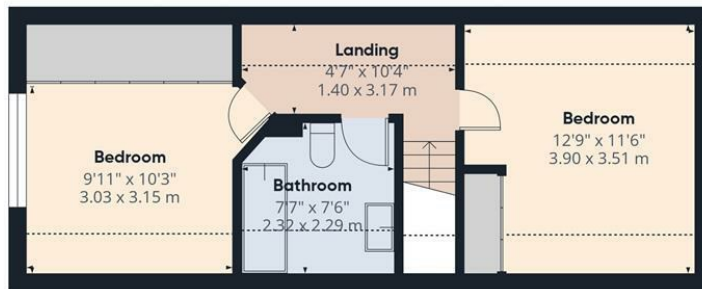
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

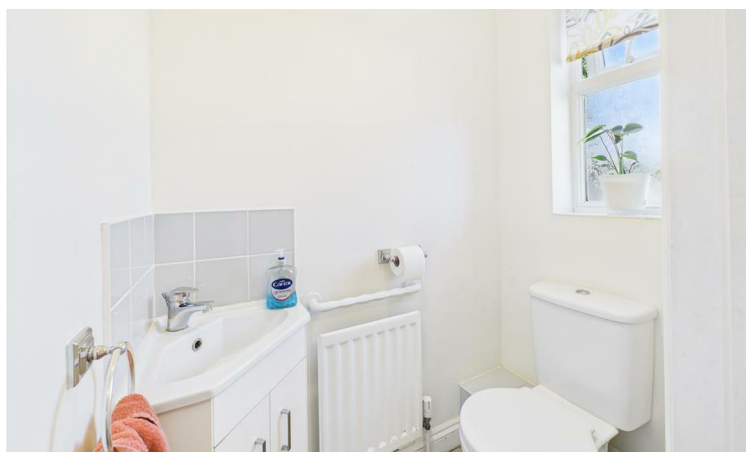
GIRAFFE360



Ground Floor



Floor 1



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