



City Road, Tilehurst

- No Onward Chain!
- 2 bathrooms, one on each level for added convenience
- Large Private Driveway
- walking distance to Tilehurst High Street and local amenities
- Four Double Bedrooms
- Large Side And Rear Garden
- Prime location
- Massive Potential For Extnesion (STPP)

Guide Price £550,000

Tenure: Freehold

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HERE TO GET *you* THERE

City Road, Tilehurst

DESCRIPTION

Spacious 4-Bedroom Detached Bungalow with Exceptional Potential – City Road, Tilehurst

Located in the heart of Tilehurst, just a short stroll from the high street and local shops, this generously sized 4-bedroom detached bungalow offers an exciting opportunity for buyers seeking a home with space, charm, and endless potential.

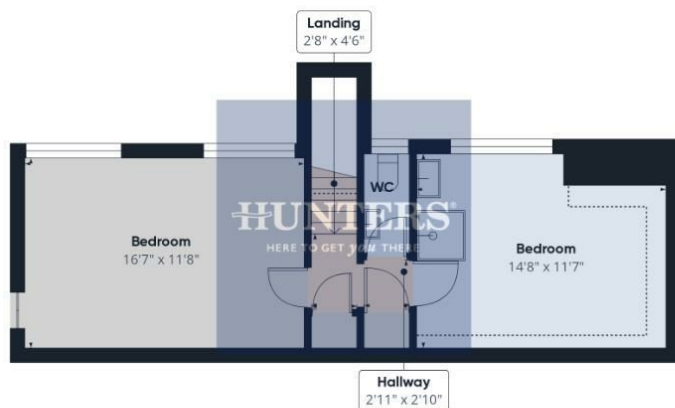
Set on a substantial plot with an expansive garden, the property features two bedrooms and a bathroom on the ground floor, along with two additional bedrooms and a second bathroom upstairs – ideal for flexible family living. While the home is in need of refurbishment, the size of the plot and layout provide a fantastic canvas to create your dream home or explore future extension possibilities (subject to planning).

Whether you're looking to renovate, invest, or upsize, this property is brimming with potential in a prime Tilehurst location.





Floor 0



Floor 1



Approximate total area[®]
1412.44 ft²
Reduced headroom
42.62 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

Council Tax: F

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



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