



33 Huscarle Way, Tilehurst, Reading, RG31 6GE
Offers In Excess Of £600,000 Freehold

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Residential Sales & Lettings

- Four Bedroom Detached Home
 - 19' Kitchen/Breakfast Room
 - En Suite Shower Room To Bedroom 1
 - Landscaped Rear Garden
 - Driveway Parking
- 19' Living Room
 - Ground Floor WC
 - Modern Fitted Bathroom
 - Double Garage (Partially Converted) Home Office / Games Room
 - Cul-De-Sac Location

A well-presented four-bedroom detached home, situated in the sought-after 'Westwood Fields' area on the western fringes of Tilehurst, bordering Purley-on-Thames. This superb property enjoys a desirable position siding onto a peaceful copse, offering a pleasant natural outlook and added privacy. It is within walking distance of Tilehurst train station (Reading mainline, Paddington, and Oxford), providing excellent commuter links. The River Thames and miles of picturesque countryside in the neighbouring village of Purley are also close by, along with well-regarded primary and secondary schools, including Westwood Farm and Denefield. The convenience of a local Tesco Express and a regular bus service into Reading town centre further enhances the appeal of this location.

The ground floor accommodation comprises an entrance hall with stairs rising to the first floor, a cloakroom, a spacious dual-aspect 19' living room, and a generous 19' kitchen/breakfast room featuring ample storage and work surfaces. Upstairs, the landing leads to four well-proportioned bedrooms, with bedroom one benefiting from an en-suite shower room, while a modern fitted family bathroom serves the remaining bedrooms. Additional benefits include gas radiator central heating and newly fitted UPVC windows and doors.

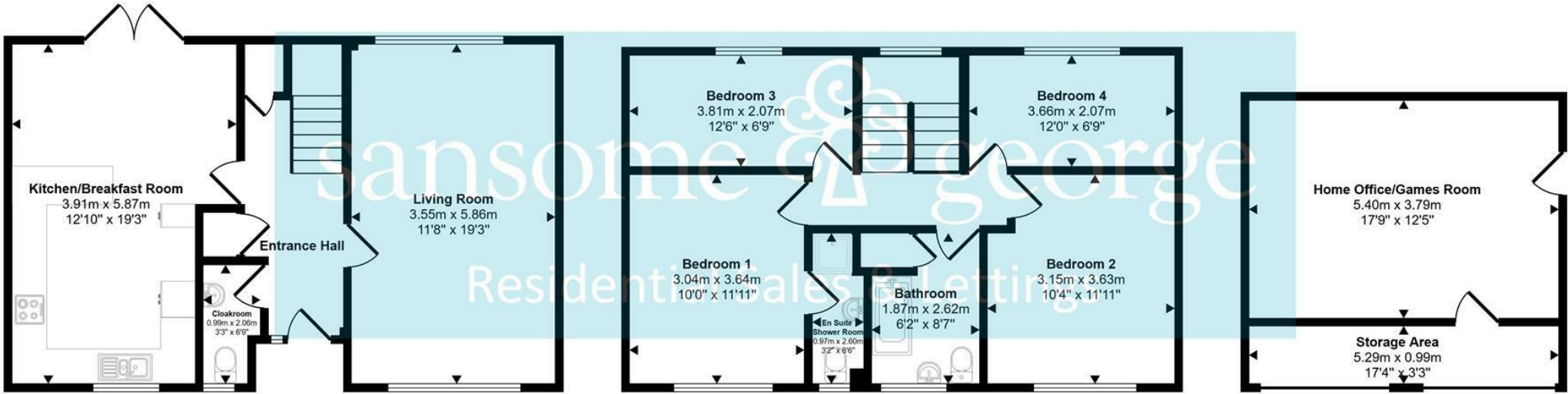
Externally, the property boasts a fully enclosed, landscaped rear garden, mainly laid to lawn with well-stocked borders, a patio area, and a shingled section with a wooden shed. A partially converted double garage offers a versatile space that could be used as a home office or games room, with an additional storage area. Gated side access leads to the front, where the driveway provides ample off-road parking.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - F



Approx Gross Internal Area
136 sq m / 1464 sq ft



Ground Floor
Approx 54 sq m / 582 sq ft

First Floor
Approx 56 sq m / 598 sq ft

Garage
Approx 26 sq m / 284 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	84

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

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