



Hursley Close, Tilehurst, Reading, RG30 4SA

£680,000

Walmsley

Hursley Close, Tilehurst, Reading, RG30 4SA

An immaculately presented, extended property spanning over 1800 square feet, offering a wealth of flexible accommodation, situated in a quiet cul-de-sac in this popular location. The layout of the main property comprises; modern 22ft kitchen/dining room, living room, three double bedrooms, modern family bathroom and loft room accessed via a fix ladder. The extension (which could easily be altered to function as a separate annex) offers a 33ft kitchen/dining/sitting room, WVC, two double bedrooms and 'jack and jill' en-suite bathroom. Externally, the property boasts off road parking, garage, a private south/west facing rear garden, outbuilding (currently housing a hot tub) and side access. Further benefits include gas central heating and UPVC double glazing throughout.

The property falls within the catchment area for well-regarded primary and secondary schools. Tilehurst Train Station-offering direct services to Reading Mainline, London Paddington, and Oxford-along with Tilehurst Village is within close proximity, along with a regular bus routes also provide convenient access to Reading town centre.

EPC - TBC

Council tax - C

<https://moverly.com/sale/4XsEdyQHY4WpcH5YulncCt/view>

Tenure - Freehold





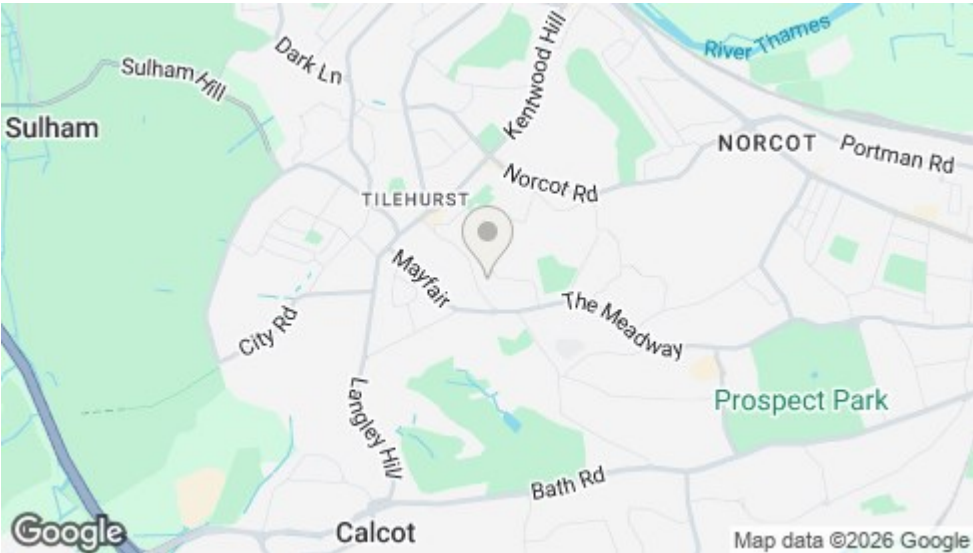
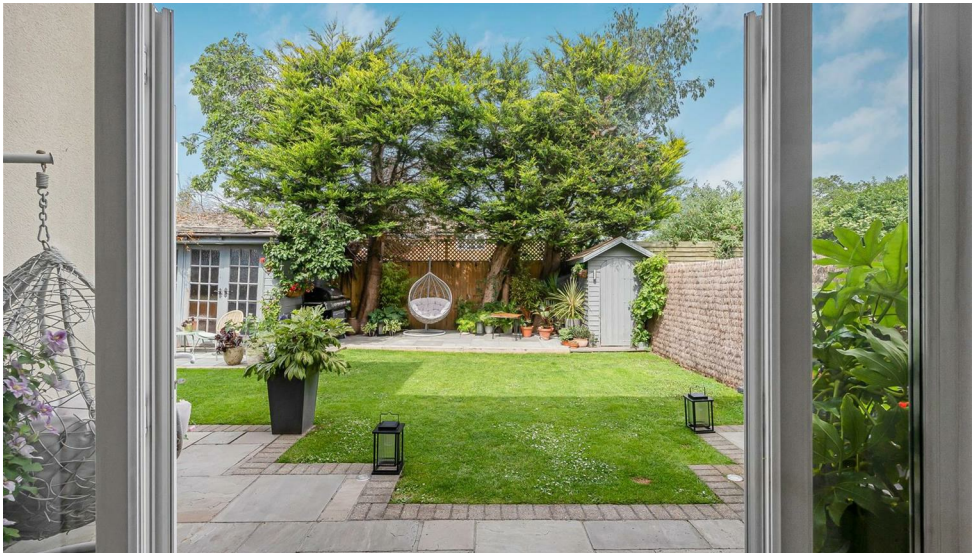
- Over 1800 square feet
- Five bedrooms
- Cul-de-sac location
- Potential for annex
- Private south/west facing rear garden
- Off road parking
- Flexible accommodation
- 22ft kitchen/dining room

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  2
 

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**Approximate Gross Internal Area 1830 sq ft - 170 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 861 sq ft - 80 sq m
First Floor Area 748 sq ft - 69 sq m
Second Floor Area 221 sq ft - 21 sq m
Garage Area 146 sq ft - 14 sq m
Outbuilding Area 116 sq ft - 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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