



City Road, Tilehurst, Reading, RG31 5SD

£390,000

Walmsley

## City Road, Tilehurst, Reading, RG31 5SD

A rarely available, immaculately presented two bedroom cottage situated in this popular Tilehurst location. The accommodation, teeming with character comprises; entrance porch, dual aspect sitting room with log burner, dining room, modern shaker style kitchen with walk-in larder/utility, two double bedrooms with fitted wardrobes and modern 4 piece bathroom.

Externally the property boasts a private rear garden, log store, side access, off road parking, communal working well and privately owned front garden set within the Cottages' walled courtyard.

Located close to open countryside, 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, are both situated approximately 1.5 miles away.

Regular bus routes also provide convenient access to Reading town centre, just four miles to the east.

<https://moverly.com/sale/FxNDpHyQ6AJesEaKGTx2rv/view>

EPC - D

Council tax - D

## Tenure - Freehold





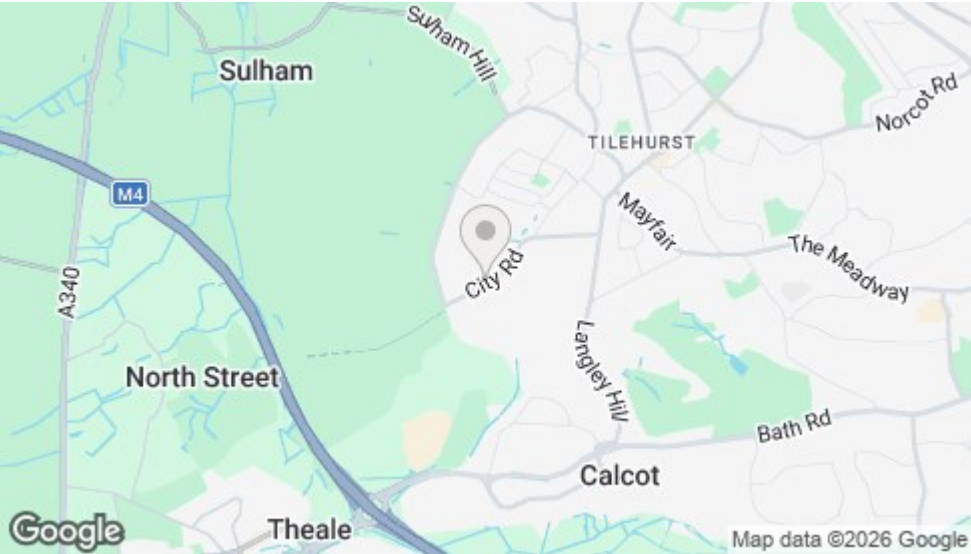
- Beautifully presented
- Working Well for water
- Parking at the rear
- Walking distance to Sulham Woods
- Period features
- Modern kitchen and bathroom
- Close to amenities
- Private rear garden



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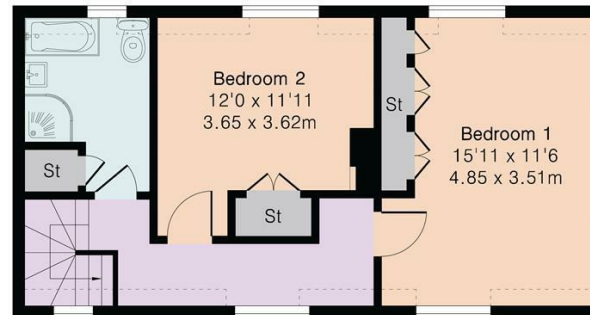






**Approximate Gross Internal Area 988 sq ft - 92 sq m  
(Excluding Outbuilding)**

Ground Floor Area 494 sq ft - 46 sq m  
First Floor Area 494 sq ft - 46 sq m  
Outbuilding Area 33 sq ft - 3 sq m



First Floor



Outbuilding

Ground Floor

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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