



38 Cockney Hill
Tilehurst, RG30 4EU

Guide price £675,000 Freehold



DESCRIPTION

VP - Presented to the market is this unique and versatile three-bedroom detached house offering a perfect blend of comfort and elegance. With three spacious reception rooms, including a welcoming living room and a separate dining room, this home is ideal for both entertaining guests and enjoying quiet family time.

The heart of the home is the beautifully refitted kitchen/dining room, which provides a modern space for culinary delights and family gatherings. The property features a convenient bedroom on the ground floor, accompanied by a well-appointed shower room, making it suitable for guests or those who prefer single-level living.

As you ascend to the first floor, you will find two additional bedrooms, one of which boasts an en suite bathroom, ensuring privacy and convenience. A family bathroom completes this level, providing ample facilities for all residents.

Outside, the south-facing rear garden presents stunning views across Reading, creating a serene outdoor retreat for relaxation or entertaining. The property also benefits from generous parking space for up to several vehicles, a rare find in such a desirable location.

This exceptional home combines modern living with a tranquil setting, making it a perfect choice for families or professionals seeking a stylish residence in Tilehurst. Don't miss the opportunity to make this remarkable property your own.

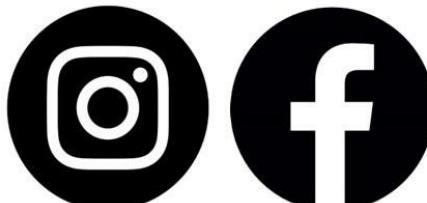
Council Tax Band - F

SUMMARY OF ACCOMMODATION

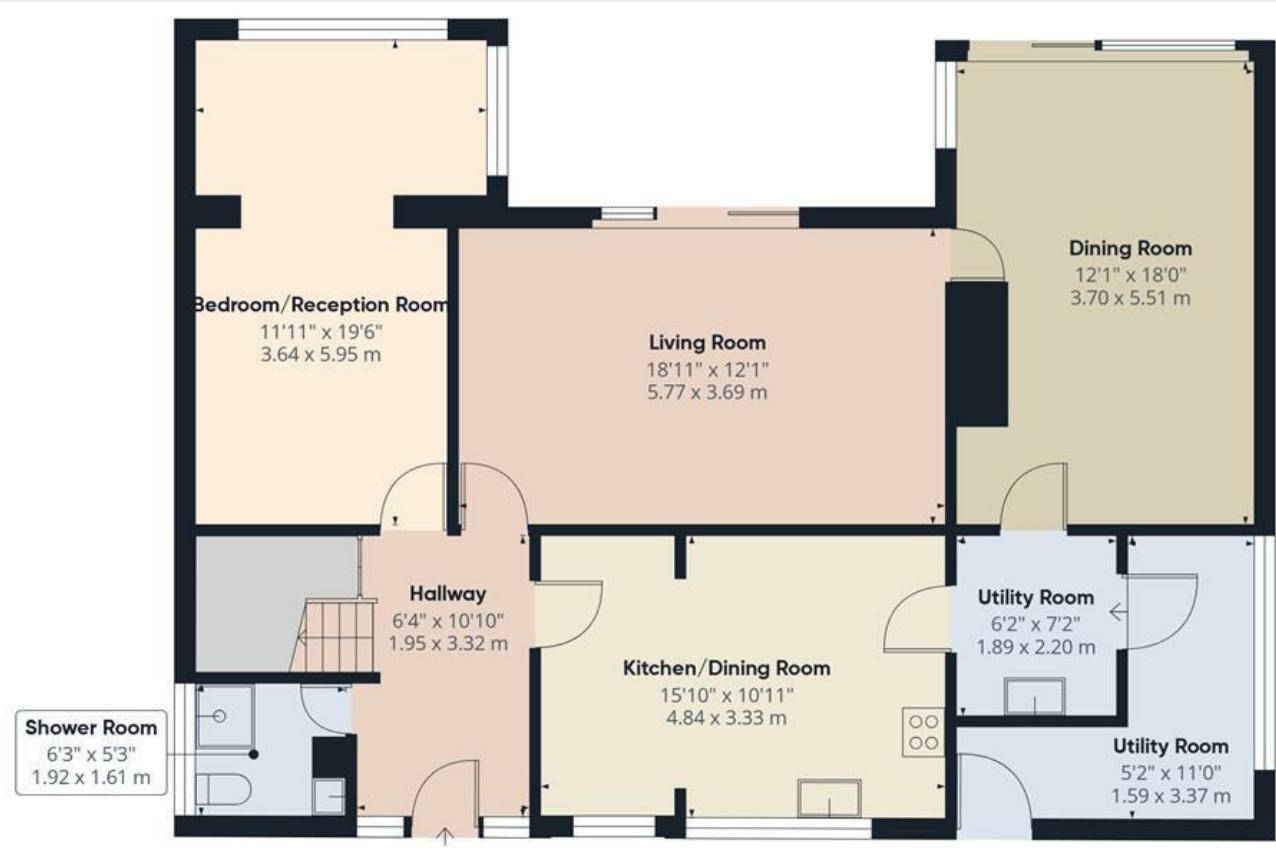
- THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- STUNNING SOUTH FACING GARDEN
- DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS BEDROOM
- 360 VIRTUAL TOUR
- TWO BEDROOMS ON FIRST FLOOR
- EN SUITE TO MASTER BEDROOM
- PRESTIGE ROAD LOCATION

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	
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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Approximate total area⁽¹⁾

1786 ft²
166 m²

Reduced headroom

15 ft²
1.4 m²

Floor 1 Building 1



(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

Floor 2 Building 1

Ground Floor Building 2