

37 Hardwick Road

Tilehurst, RG30 4LJ

Guide price £400,000 Freehold





DESCRIPTION

VP - *** New roof 2021, boiler replaced 2021, full re-wire and new switch board 2025, ground floor windows, patio doors and kitchen door replaced in 2022.

This semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The living and dining room is a welcoming area, perfect for entertaining guests or enjoying family meals, while the kitchen offers practicality and convenience for everyday cooking.

The first-floor bathroom is thoughtfully designed, ensuring comfort and ease for all residents. Additionally, the property features a garage and off-road parking, accommodating up to two vehicles, which is a significant advantage in this sought-after location.

The enclosed garden is a lovely outdoor space, ideal for children to play or for hosting summer barbecues with friends. With side access, it adds an extra layer of convenience for garden maintenance or storage.

Council tax band - C

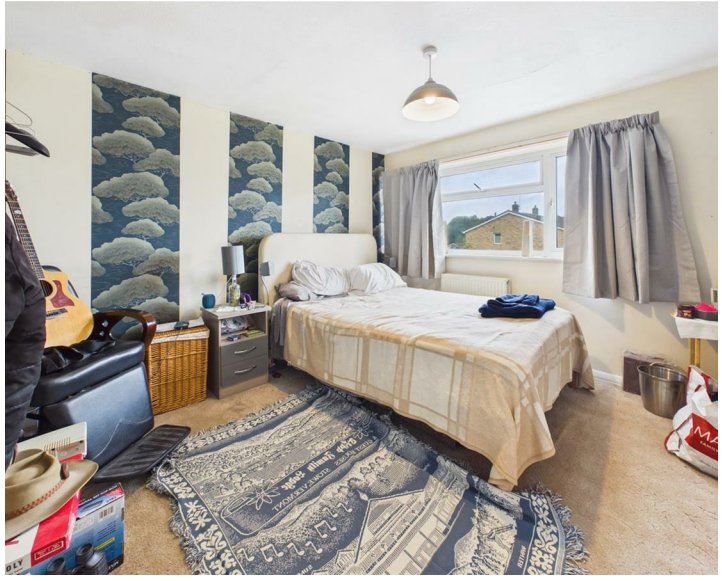
- BOILER INSTALLED 2021
- FULL HOUSE RE-WIRE INC SWITCH BOARD 2025
- ROOF REPLACED 2021
- THREE BEDROOMS
- OFF ROAD PARKING
- SIDE ACCESS TO GARDEN
- WEST FACING REAR GARDEN
- SEMI DETACHED HOUSE

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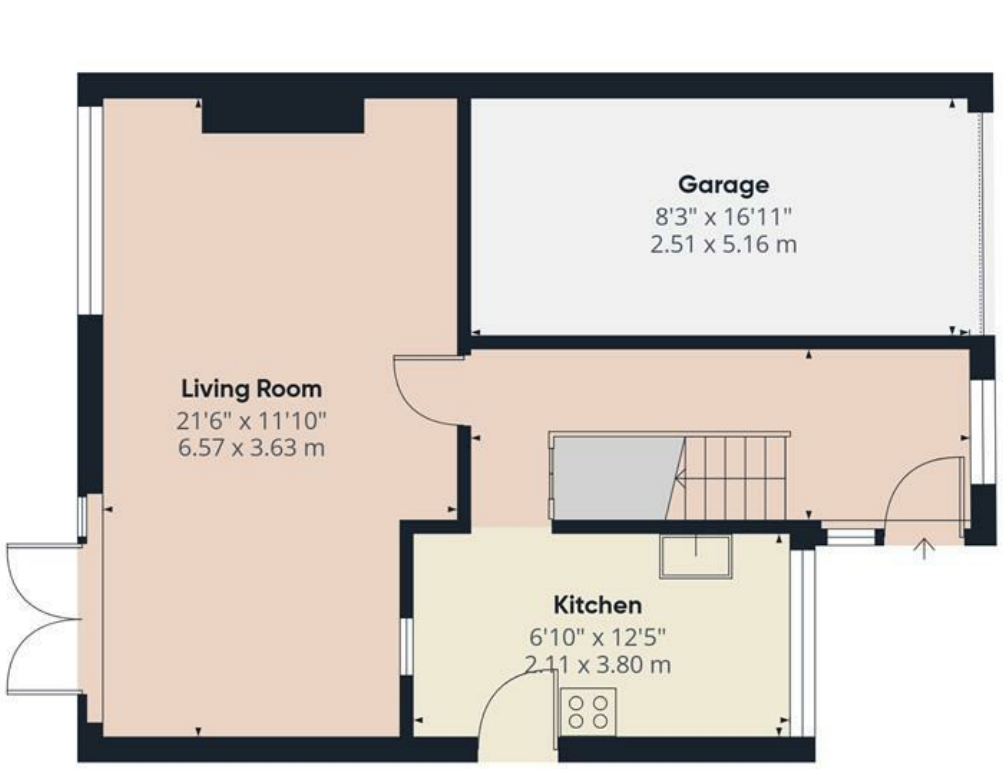




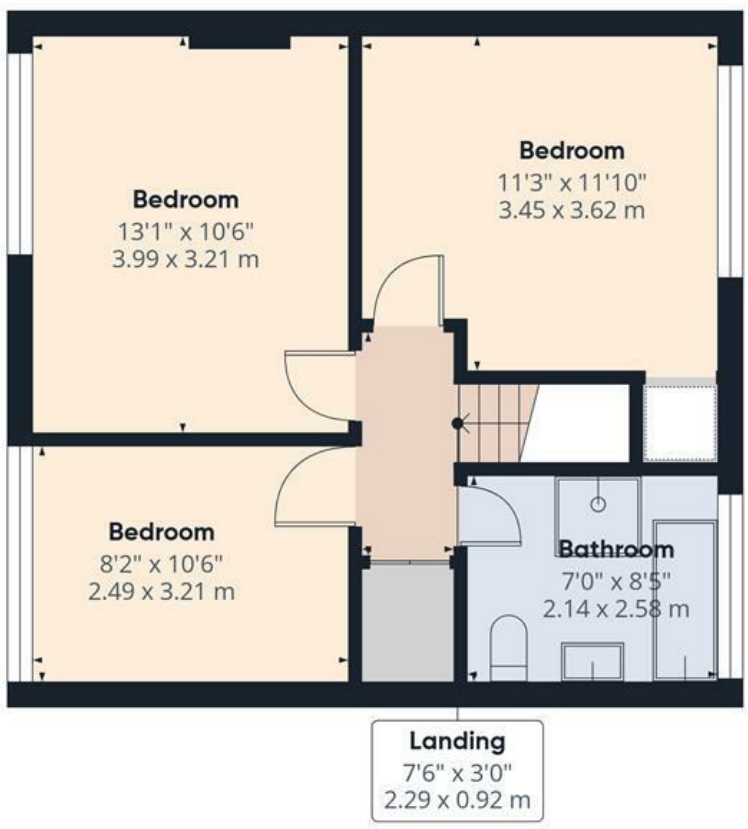








Ground Floor



Floor 1

Vp Village Properties

Approximate total area(1)

1028 ft²

95.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

