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8 Hillview Close, Tilehurst, Reading, Berkshire, RG31 6YX
Guide Price £650,000 Freehold

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Residential Sales & Lettings

- 5 Bedroom Detached Home Requiring Modernisation
- Porch, Hall & WC
- Separate Dining Room
- Gas Radiator Central Heating & UPVC Double Glazed Windows
- Ample Driveway Parking
- 2 Garages - Single Integral & Double Detached
- Front To Rear Aspect Living Room
- Family Bathroom
- Sizeable, Enclosed Rear Garden
- No Onward Chain

An exciting opportunity to acquire a substantial five-bedroom detached residence, ideally positioned within a highly sought after cul-de-sac just off Long Lane, neighbouring miles of beautiful open countryside in the nearby village of Sulham. This appealing location offers a wonderful balance between peaceful semi-rural living and excellent accessibility to local amenities, with the well served villages of Pangbourne and Tilehurst situated on either side, both providing a wide range of shops, eateries, and everyday conveniences.

The property itself presents a fantastic opportunity for modernisation, allowing prospective buyers to create a bespoke family home tailored to their own tastes and requirements. Internally, the accommodation is generously proportioned and thoughtfully arranged, beginning with an inviting porch that leads into a hallway, complete with a convenient ground floor WC. The main living space is a particularly attractive feature, offering a front to rear aspect that allows natural light to flow throughout, creating a bright and airy environment ideal for both relaxing and entertaining. In addition, there is a separate dining room, providing a more formal setting for family meals or social occasions.

Upstairs, the property comprises five well sized bedrooms, offering flexibility for growing families, guest accommodation, or home working arrangements. These are served by a family bathroom, with scope for refurbishment to suit modern standards.

Externally, the home continues to impress with a sizeable and enclosed rear garden, offering a high degree of privacy and plenty of space for outdoor activities, gardening, or future landscaping projects. To the front, there is ample driveway parking, complemented by the rare advantage of two garages - a single integral garage and a larger detached double garage, ideal for additional storage, workshop use, or secure parking.

Further benefits include gas radiator central heating and UPVC double glazed windows, contributing to the home's comfort and efficiency. The property is also offered with no onward chain, ensuring a smoother and potentially quicker transaction.

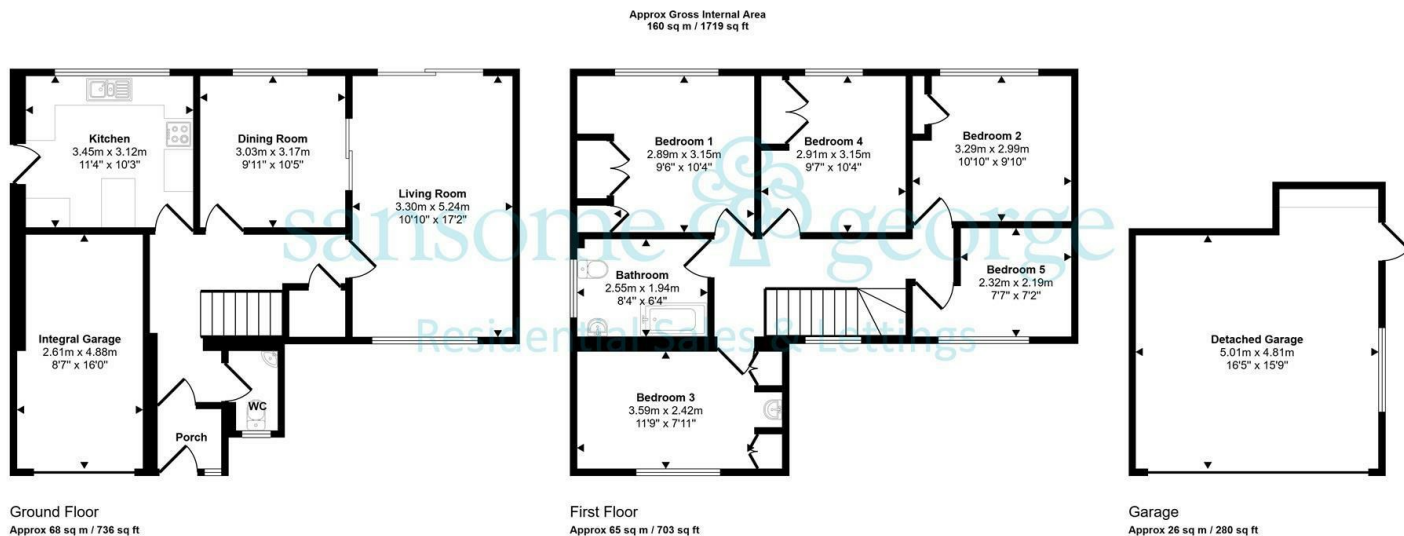
The location is particularly appealing for commuters and families alike, with Tilehurst railway station providing direct links to London Paddington and central London. A range of local shops and frequent bus services are easily accessible, while the area is also well regarded for its educational offerings, including highly respected primary schools and Denefield School nearby.

Altogether, this property represents a rare chance to secure a spacious family home in a desirable and well connected location, with significant potential to enhance and add value.

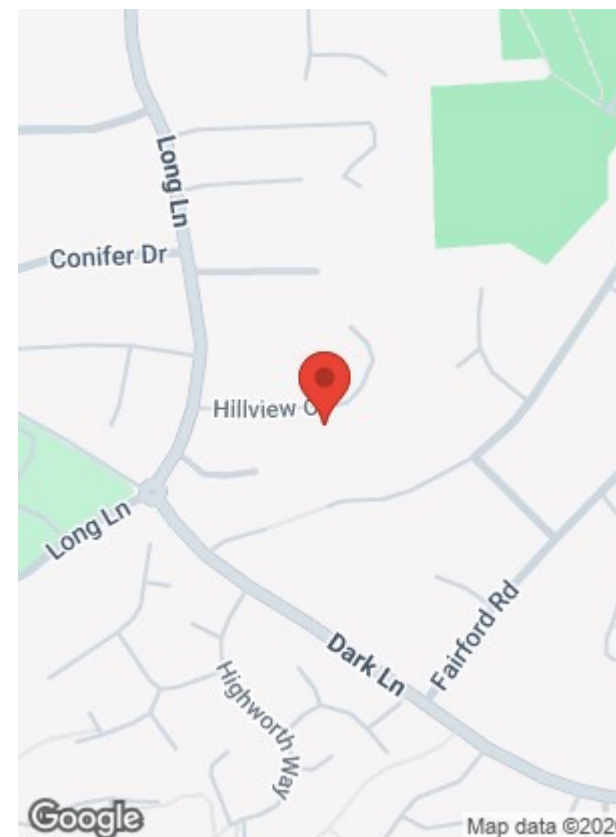
Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax Band F - West Berkshire





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

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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