



**Skilton Road, Tilehurst, Reading, Berkshire.  
RG31.**

**£475,000 Freehold**

A rarely available Cooks-built detached bungalow set on a generous detached plot in the heart of Tilehurst, offering approximately 1,092 sq ft of well-balanced living space. The property features two bedrooms, two reception rooms, a garage, and driveway parking. A standout feature is the impressive 90ft south-west facing rear garden. Offering excellent potential to extend (STPP), this is a superb opportunity to create a beautiful long-term home. Properties of this kind are in high demand and unlikely to stay on the market for long.

- Cooks built bungalow
- Detached private plot
- Approx 1092 sq ft
- Two double bedrooms
- Two reception rooms
- South west garden
- 90ft rear garden
- Garage and driveway
- Extension potential STPP
- Prime Tilehurst location



Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>m</sup>  
1092 ft<sup>2</sup>

(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

## Property Description

### Ground Floor

#### Entry

8' 7" x 4' 11" (2.62m x 1.50m)

#### Hallway

4' 2" x 10' 5" (1.27m x 3.17m)

#### Living Room

15' 8" x 10' 10" (4.78m x 3.30m)

#### Master Bedroom

11' 1" x 8' 0" (3.38m x 2.44m)

#### Kitchen

7' 10" x 9' 6" (2.39m x 2.90m)

### Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

### Dining Room

10' 1" x 13' 9" (3.07m x 4.19m)

### Bedroom Two

7' 9" x 7' 9" (2.36m x 2.36m)

### Garage

8' 5" x 15' 3" (2.57m x 4.65m)

### Shed One

7' 0" x 8' 11" (2.13m x 2.72m)

### Shed 2

9' 8" x 7' 9" (2.95m x 2.36m)

## Council Tax Band

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