

**Huscarle Way, Tilehurst, Reading, Berkshire.
RG31.**

£325,000 Freehold

This beautifully renovated and extended two-bedroom home is tucked away in a quiet cul-de-sac in Tilehurst. The property features a stunning modern kitchen, spacious living room, and a bright sunroom/conservatory, with two double bedrooms and a family bathroom upstairs. Outside, there is a private 60ft rear garden with patio, lawn, shrubs, shed, and side access, plus off-street parking at the front. Offered with no onward chain, this home is perfect for first-time buyers, downsizers, or investors.

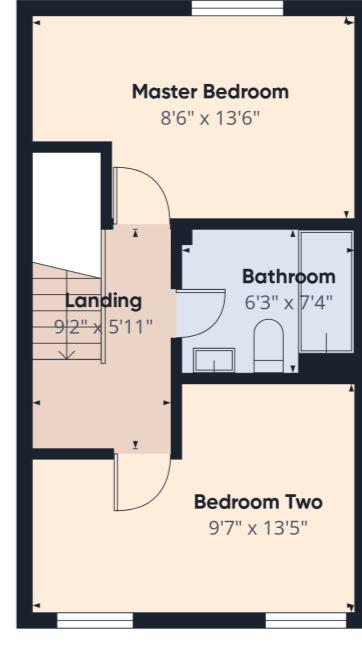
- No Onward Chain
- Fully Renovated Home
- Extended Sunroom/Conservatory
- Stunning Modern Kitchen
- Spacious Living Room
- Two Double Bedrooms
- Family Bathroom Upstairs
- Private Rear Garden
- Side Access Available
- Off-Street Parking





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Floor 0



Floor 1

Approximate total area⁽¹⁾
800 ft²

Reduced headroom
..... Below 5 ft

(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.

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Property Description

GROUND FLOOR

Entry

3' 4" x 3' 10" (1.02m x 1.17m)

Living Room

14' 3" x 13' 7" (4.34m x 4.14m)

Kitchen

10' 5" x 6' 3" (3.17m x 1.91m)

Sunroom

9' 11" x 8' 7" (3.02m x 2.62m)

Rear Garden

FIRST FLOOR

Landing

9' 2" x 5' 11" (2.79m x 1.80m)

Master Bedroom

8' 3" x 13' 6" (2.51m x 4.11m)

Family Bathroom

6' 3" x 7' 4" (1.91m x 2.24m)

Bedroom Two

9' 7" x 13' 5" (2.92m x 4.09m)

Council Tax Band

C

