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

**£450,000 Freehold**

**\*\*NO ONWARD CHAIN\*\***

Arins Property Services are delighted to bring to the market this well presented three-bedroom semi-detached home, available for the first time in over 50 years.

Situated on a generous plot in the highly sought-after area of Tilehurst, this property offers fantastic potential for extension (subject to planning permission) to the side or rear, making it an ideal opportunity for families looking to create their perfect home. The property boasts a large rear garden, ample driveway parking for multiple vehicles, and the added benefit of a detached garage with convenient side access.

Internally, the ground floor features two spacious reception rooms including a bright living room, a separate dining room as well as a separate kitchen that has access into the rear garden. A downstairs shower room adds to the practicality of the space. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

reputable schools, this property is offered to the market with no onward chain complications. While the home would benefit from some modernisation, it presents a rare opportunity for buyers to add their own stamp in a prime location.

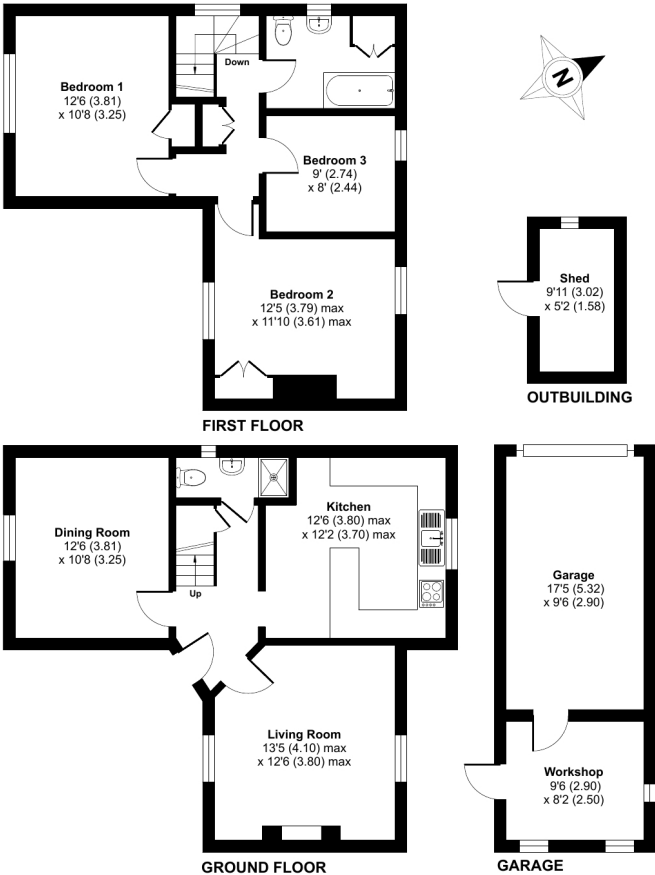


5 Hartslock Way, Tilehurst, Reading, Berkshire.  
RG316PH.

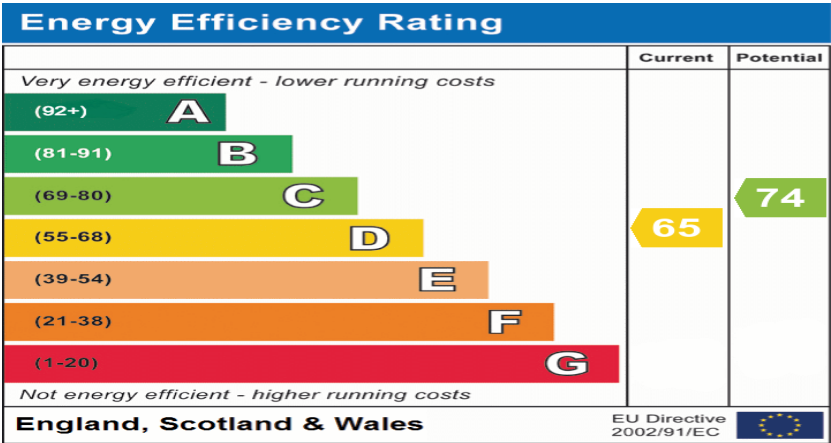


Hartslock Way, Tilehurst, Reading, RG31

Approximate Area = 1051 sq ft / 97.6 sq m  
Garage = 252 sq ft / 23.4 sq m  
Outbuilding = 51 sq ft / 4.7sq m  
Total = 1354 sq ft / 125.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for RLL Investment LTD (Arins Property Services). REF: 1334834



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

