



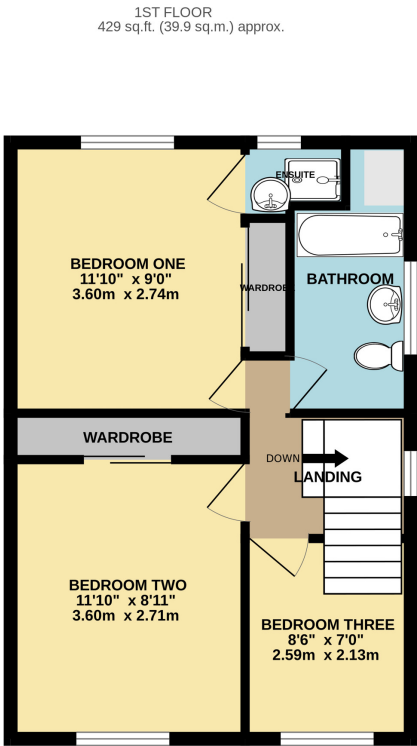
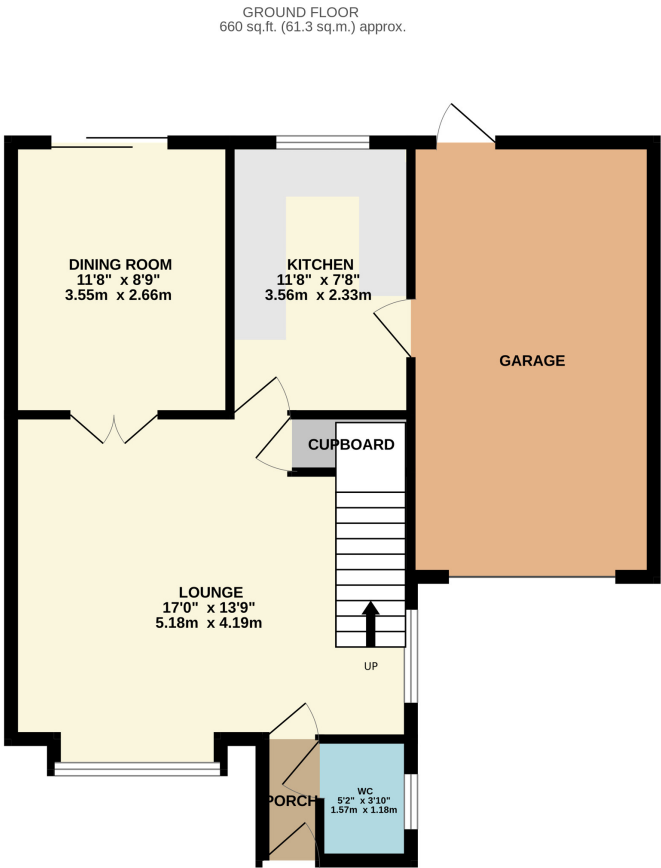
Hirstwood, Tilehurst, Reading, Berkshire.

£475,000 Freehold

Offered to the market is this extremely well presented three bedroom detached house, which has the potential to be extended but is subject to the relevant planning permissions. The property has excellent access to Tilehurst train station, while being a reason distance from Tilehurst village centre and various local shops and amenities. Further accommodation includes a lounge, separate dining room, refitted kitchen, refitted bathroom, downstairs WC and an ensuite shower room to the master bedroom. Other features include double glazed windows, gas central heating, driveway parking, single garage and an enclosed rear garden.

- Three Bedrooms
- Two Receptions Rooms
- Downstairs W/C
- Refitted Bathroom
- Refitted Kitchen
- Ensuite Shower Room
- Garage & Driveway Parking
- Enclosed Rear Garden





TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

Downstairs WC

Lounge

17' 0" x 13' 9" (5.18m x 4.19m)

Dining Room

11' 8" x 8' 9" (3.56m x 2.67m)

Refitted Kitchen

11' 8" x 7' 8" (3.56m x 2.34m)

First Floor

Landing

Bedroom One

11' 10" x 9' 0" (3.61m x 2.74m)

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m)

Bedroom Three

8' 6" x 7' 0" (2.59m x 2.13m)

Refitted Bathroom

Outside

Front Garden

Single Garage & Driveway Parking

Rear Garden

Council Tax Band

E