



28 Hirstwood, Tilehurst, Reading, RG30 6NF
Offers In Excess Of £400,000 Freehold

sansome & george
Residential Sales & Lettings

- No Onward Chain
- Sought After Cul De Sac Location
- Separate Dining Room
- Low Maintenance Rear Garden
- Walking Distance To Tilehurst Village And Railway Station
- Three Bedroom Link Detached Home
- Dual Aspect Living Room
- Modern Fitted Kitchen
- Driveway Parking And Garage
- Gas Radiator Central Heating

Offered to the market with the added advantage of no onward chain is this well presented three bedroom link detached family home, situated within a popular leafy cul-de-sac. Ideally situated just a short walk from Tilehurst Village, Tilehurst railway station with direct services to Reading, London Paddington and Oxford, Arthur Newbery Park, regular bus routes, reputable schools, local shops, cafés, pubs and restaurants, the property is perfectly positioned for families and commuters alike.

The accommodation comprises a welcoming entrance hall with access to a convenient cloakroom, leading through to living room and stairs rising to the first floor. The living room opens into a dining room with patio doors overlooking and providing access to the rear garden. A further door leads to the well appointed fitted kitchen, offering a range of high and low level storage units, generous work surface space and a courtesy door to the integral garage and rear garden.

The first floor offers three well proportioned bedrooms and a modern three piece family bathroom. Both the main and second bedrooms benefit from built in wardrobes, providing excellent storage.

Outside, the property enjoys a fully enclosed, low maintenance rear garden, thoughtfully designed with a generous decked seating area, creating an ideal space for relaxing and entertaining. A courtesy door provides access to the garage, which benefits from power, lighting and an up and over door. To the front, the property offers an attractive lawned frontage, driveway parking and access to the garage.

Combining spacious accommodation with a highly convenient location and the added benefit of no onward chain, this is an excellent opportunity to acquire a superb family home. Early viewing is highly recommended.

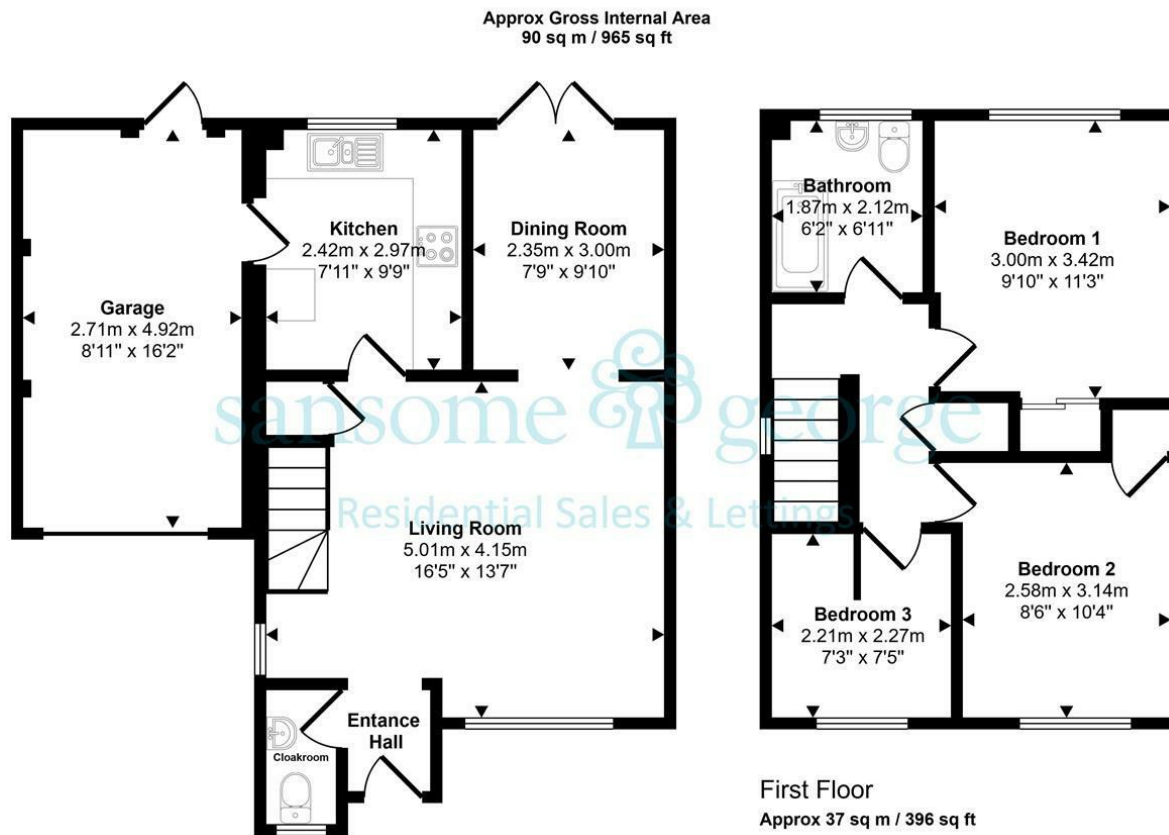
Reading Borough Council Tax Band E.

Purchasers Note:-

Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

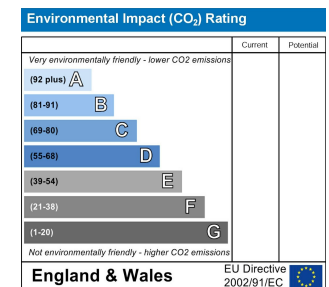
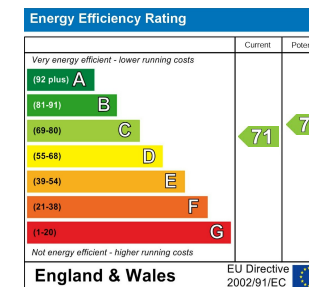
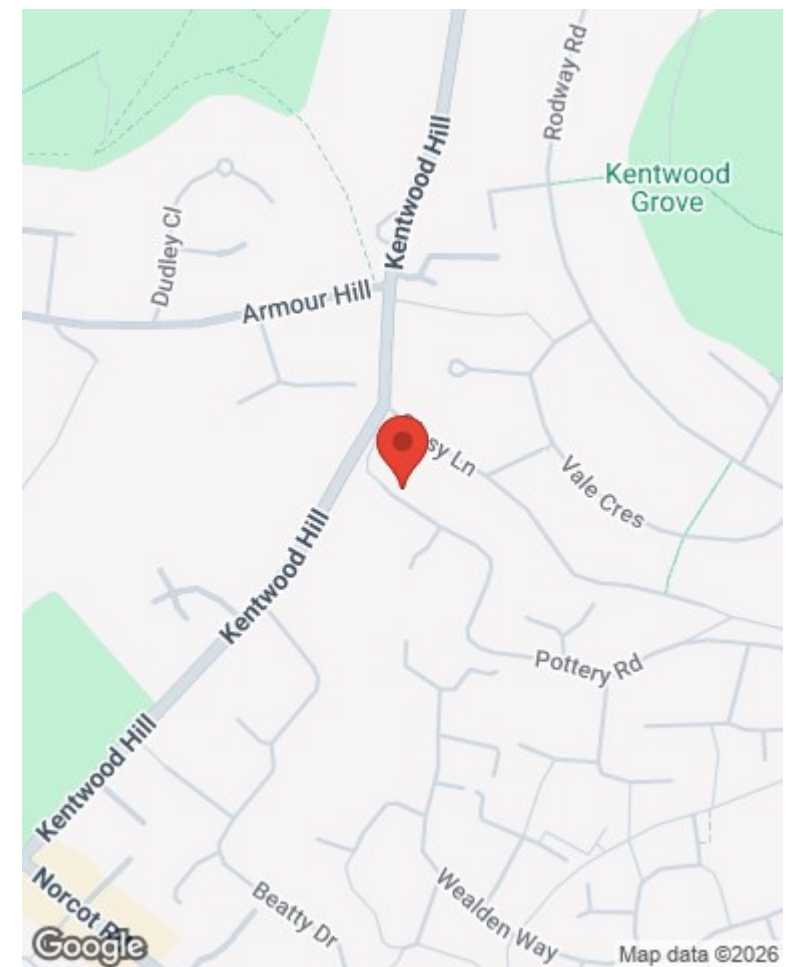
Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.





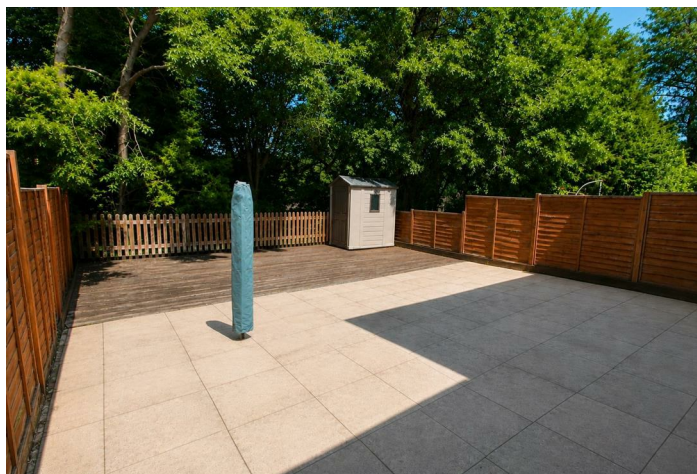
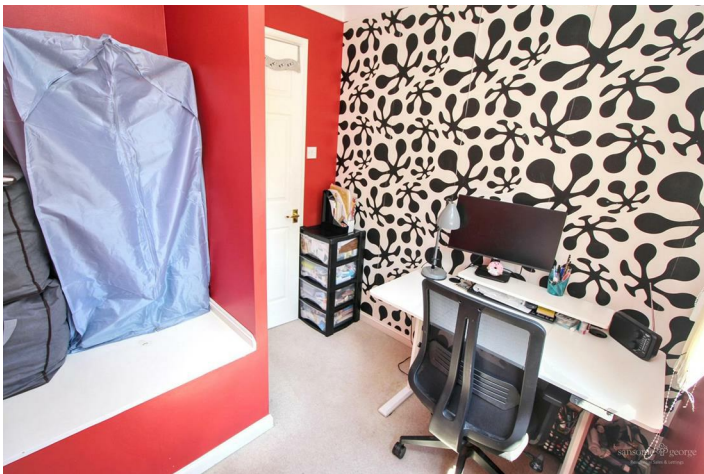
Ground Floor
Approx 53 sq m / 569 sq ft

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.



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