



3 Cockney Hill, Tilehurst, Reading, Berkshire, RG30 4HF
Guide Price £575,000 Freehold

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Residential Sales & Lettings

- Four Bedroom Detached Home
- Kitchen/ Breakfast Room
- Ground Floor WC
- Ensuite to Master Bedroom
- Fully Enclosed Rear Garden
- Living Room
- Utility Room
- Separate First Floor WC
- Double Detached Garage
- Driveway Parking For Two Vehicles

Property Description

A four bedroom detached property situated in a coveted location in an established and desirable residential area conveniently close to a host of local amenities to include frequent bus services, shops and well regarded schools including the ever popular Church end Primary Academy which is short walk away.

Having been comprehensively and tastefully modernised and updated by the current owners, the ground floor accommodation comprises of entrance hall with stairs rising to first floor landing and doors leading to a 13' x 12' front aspect living room with feature open fireplace as well as a modern fitted side aspect kitchen opening to a front aspect 11' dining room with double doors linking back through to the living room. A door from the kitchen gives access to a useful lobby with courtesy door to the rear garden and also with doors to ground floor cloakroom and a useful utility room with fitted storage, inset sink and french doors to rear garden. On the first floor the rear aspect landing has doors to four bedrooms comprising of 12' x 12' master bedroom with en-suite shower room and three additional good sized bedrooms each with built in storage and all with dressed exposed floorboards. These are serviced by a fully tiled family bathroom with separate WC.

Externally the property enjoys a sizable and fully enclosed rear garden with patio area, lawn, summer house, pergola and established shrubs and trees. This property also boasts ample parking with 2 driveways; one block paved driveway to the left side of the property leading to a spacious detached double garage with an additional second driveway to the right hand side providing additional parking.

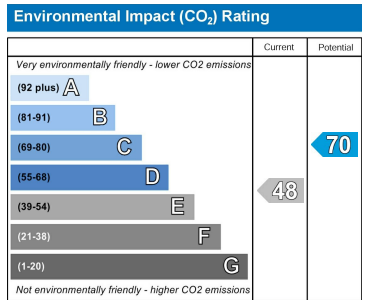
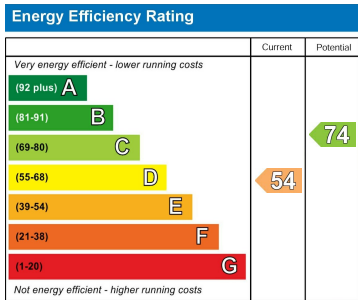
Internal viewings for this rarely available property come highly recommended. For further information or to arrange an appointment please contact sole selling agents Sansome & George Tilehurst Office.

Local Authority - Reading Borough Council - Tax Band F - £2,854.27





Total area: approx. 119.7 sq. metres (1288.2 sq. feet)



Misrepresentation and Misdescriptions Acts

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84 School Road, Tilehurst
Reading RG31 5AW
0118 942 1500
sansome-george.com



