



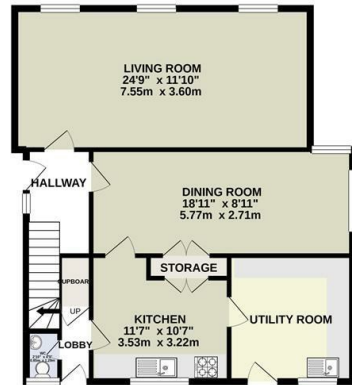
9 Cockney Hill  
Tilehurst, RG30 4HF

Guide price £625,000 Freehold

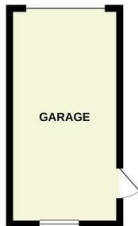
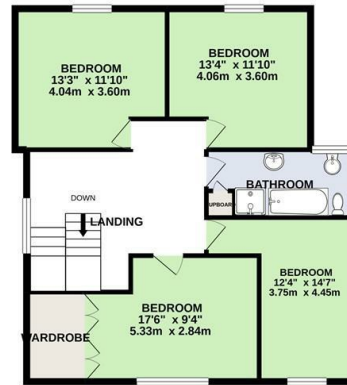
[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 9 Cockney Hill

GROUND FLOOR  
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 1818 sq.ft. (168.9 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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## DESCRIPTION:

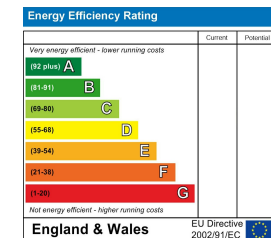
VP - Presented to the market with no onward chain complications, is this four bedroom, detached family home which is located in one of Tilehurst's premier roads, offering excellent access to local schools, shops, bus services into Reading and M4 access.

The property was built in 1952 and offers two reception rooms, kitchen, utility room and a WC on the ground floor. The first floor has four bedrooms and a family bathroom with potential to add an en-suite STPP. The outside of the property boasts a private 150ft rear garden with access to a garage. The front of the property has ample driveway parking with the potential for more, as well as a well maintained garden.

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- 150FT REAR GARDEN
- AMPLE OFF ROAD PARKING
- FOUR BEDROOMS
- GARAGE & OFF ROAD PARKING
- EXCELLENT ROAD

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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