



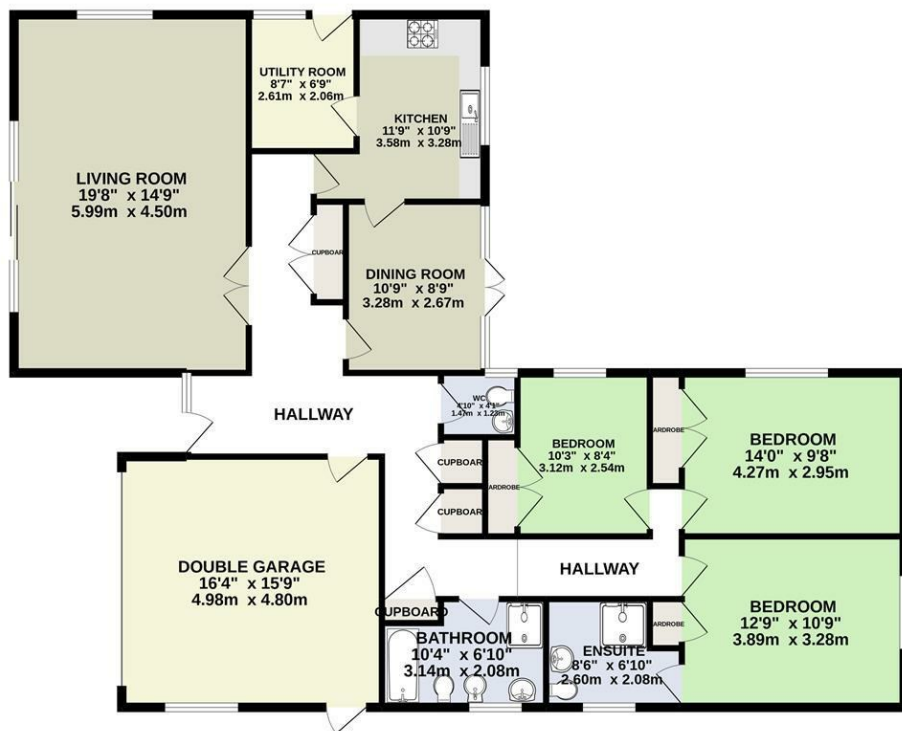
101 Cockney Hill  
Tilehurst, RG30 4EY

Guide price £650,000 Freehold

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

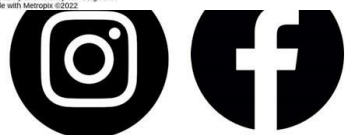
# 101 Cockney Hill

GROUND FLOOR  
1678 sq.ft. (155.9 sq.m.) approx.



TOTAL FLOOR AREA: 1678 sq.ft. (155.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is this three bedroom detached bungalow 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 comprises of large entrance hall, lounge, dining room, kitchen, utility room, three bedrooms, separate W/C, family bathroom and a en-suite linked to the master bedroom, built in storage cupboards throughout the property and a double garage. Externally you'll find a large, shared driveway with parking for several cars, side access and an enclosed rear garden with a large patio area.

360 Virtual Tour available.

## SUMMARY OF ACCOMMODATION:

- DETACHED
- THREE BEDROOMS
- WALKING DISTANCE TO LOCAL SCHOOLS
- LARGE PATIO
- LARGE DRIVEWAY
- DOUBLE GARAGE
- EN-SUITE
- UTILITY ROOM
- SIDE ACCESS
- EASY ACCESS TO M4 J12

## ADDITIONAL INFO:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## VIEWING STRICTLY BY APPOINTMENT:

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