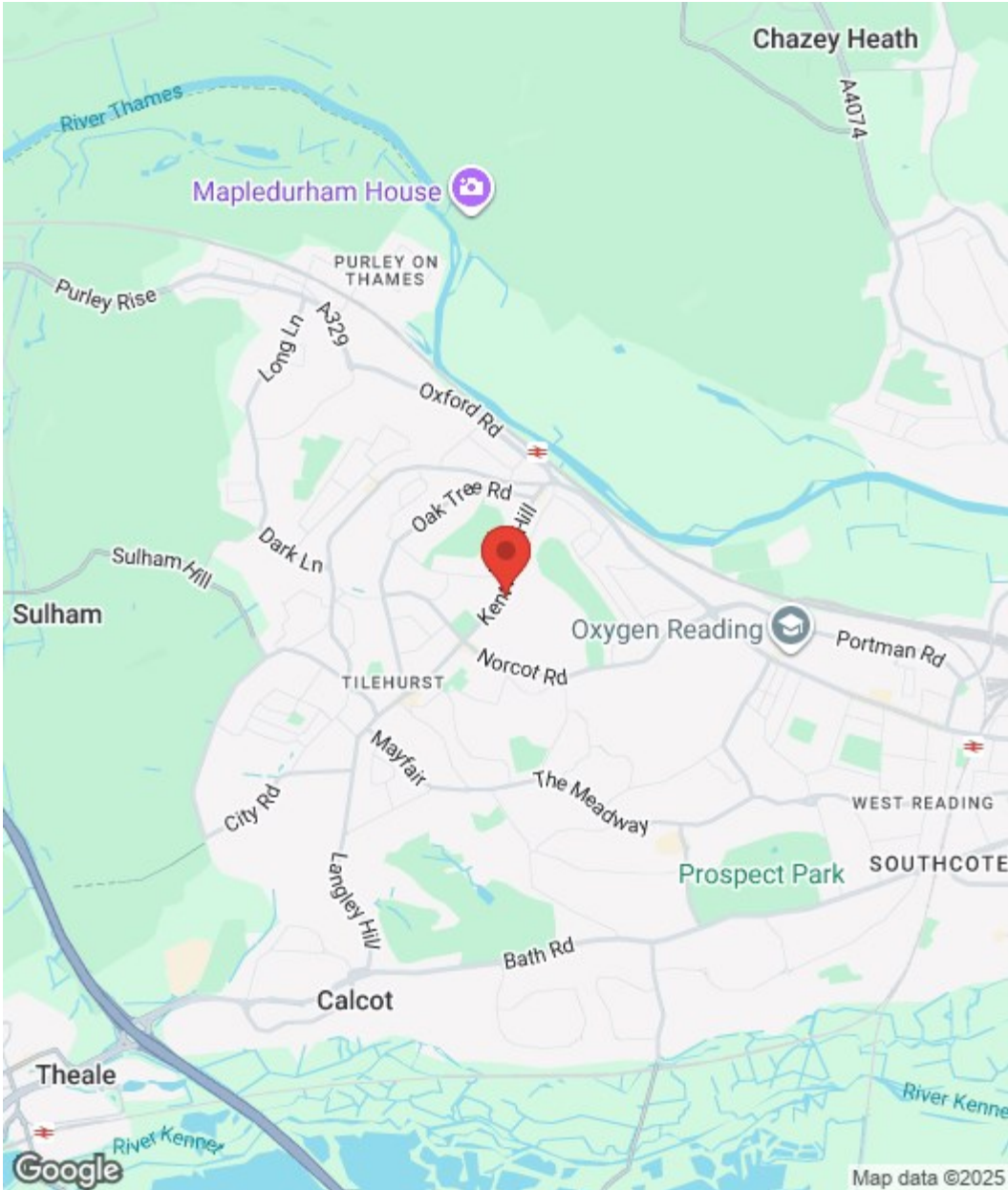




32 Hirstwood

Tilehurst, RG30 6NG

Offers in excess of £450,000 Freehold



DESCRIPTION

VP - Presented to the market is this three-bedroom detached house which is an excellent opportunity for families and professionals alike. Situated at the end of a peaceful cul-de-sac, the property offers a serene environment while still being conveniently close to essential amenities.

The house boasts a well-maintained interior, ensuring that it is ready for you to move in and make it your own. With three spacious bedrooms, there is ample room for family living or for those who require extra space for guests or a home office. The property also features a garage, providing valuable storage or parking options.

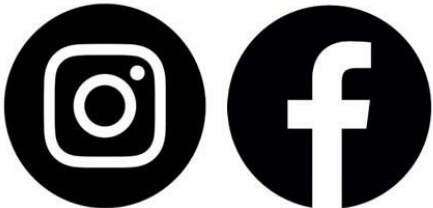
One of the standout features of this home is its proximity to local schools, shops, bus stops, and Tilehurst train station, making it an ideal location for those who rely on public transport or wish to enjoy the convenience of nearby facilities.

Council tax band: E

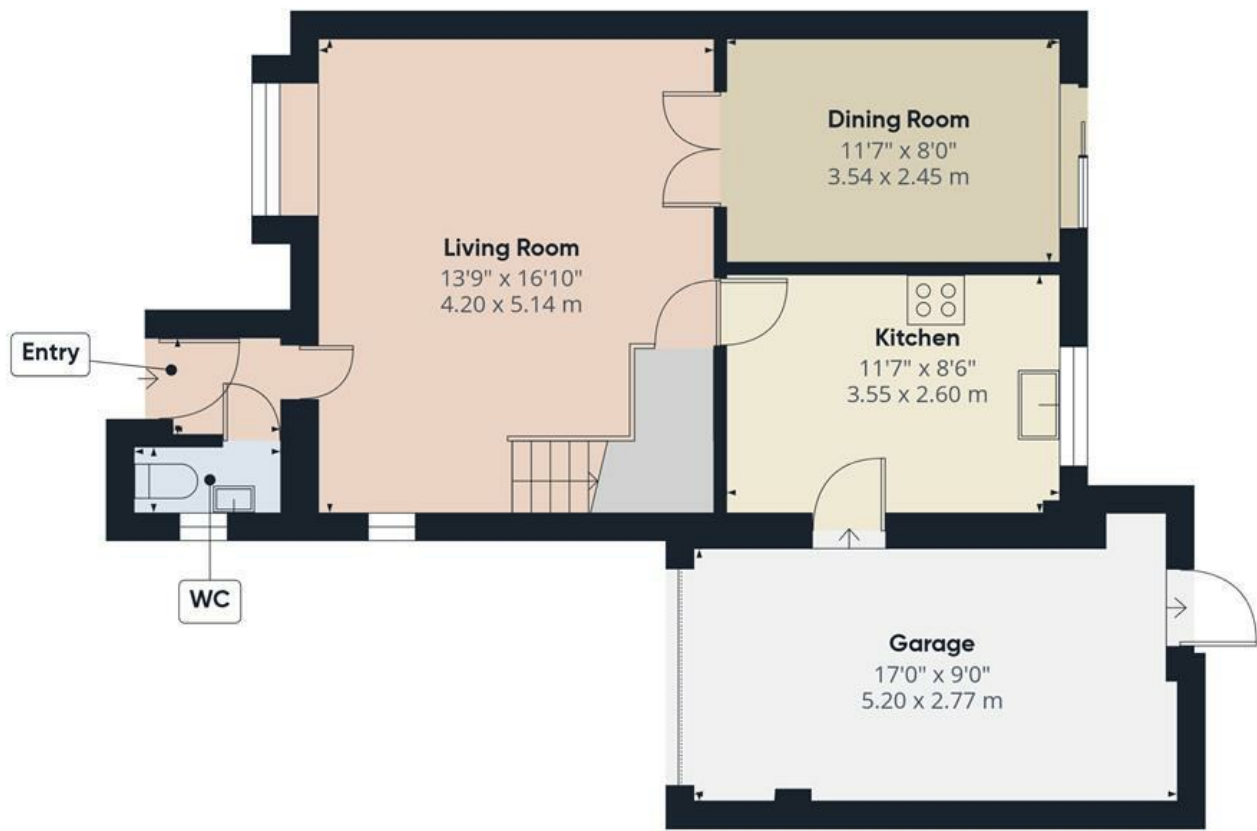
- SUMMARY OF ACCOMMODATION**
- DETACHED
 - THREE BEDROOMS
 - EN SUITE
 - DOWNSTAIRS W/C
 - GARAGE
 - DRIVEWAY
 - 0.6 MILES TO TILEHURST TRAIN STATION
 - GOOD CONDITION

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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(10 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

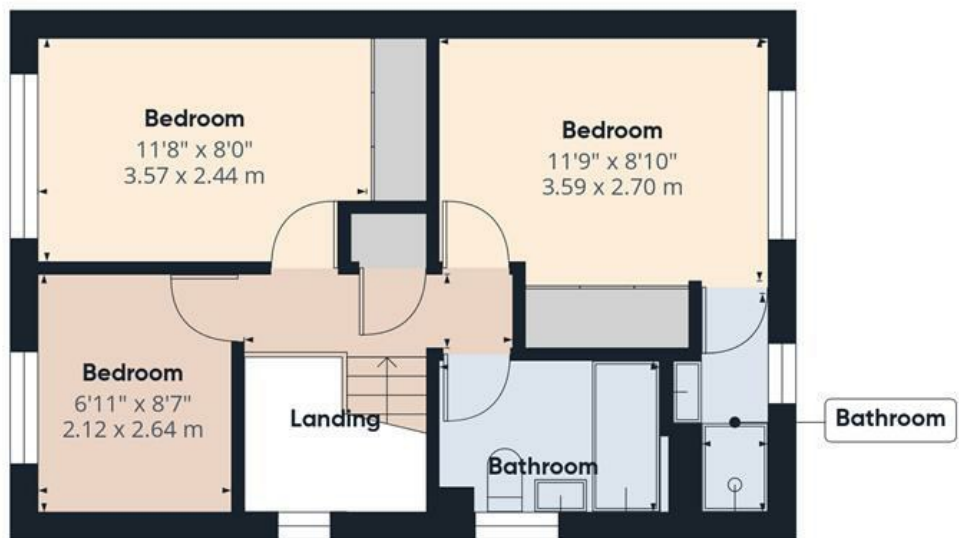
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Ground Floor



Floor 1



Approximate total area^m
997 ft²
92.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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