



38 Cockney Hill  
Tilehurst, RG30 4EU

Guide price £675,000 Freehold



#### DESCRIPTION

VP - Presented to the market is this unique and versatile three-bedroom detached house offering a perfect blend of comfort and elegance. With three spacious reception rooms, including a welcoming living room and a separate dining room, this home is ideal for both entertaining guests and enjoying quiet family time.

The heart of the home is the beautifully refitted kitchen/dining room, which provides a modern space for culinary delights and family gatherings. The property features a convenient bedroom on the ground floor, accompanied by a well-appointed shower room, making it suitable for guests or those who prefer single-level living.

As you ascend to the first floor, you will find two additional bedrooms, one of which boasts an en suite bathroom, ensuring privacy and convenience. A family bathroom completes this level, providing ample facilities for all residents.

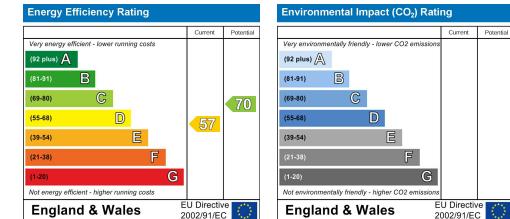
Outside, the south-facing rear garden presents stunning views across Reading, creating a serene outdoor retreat for relaxation or entertaining. The property also benefits from generous parking space for up to several vehicles, a rare find in such a desirable location.

This exceptional home combines modern living with a tranquil setting, making it a perfect choice for families or professionals seeking a stylish residence in Tilehurst. Don't miss the opportunity to make this remarkable property your own.

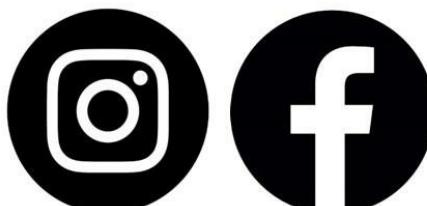
Council Tax Band - F

#### SUMMARY OF ACCOMMODATION

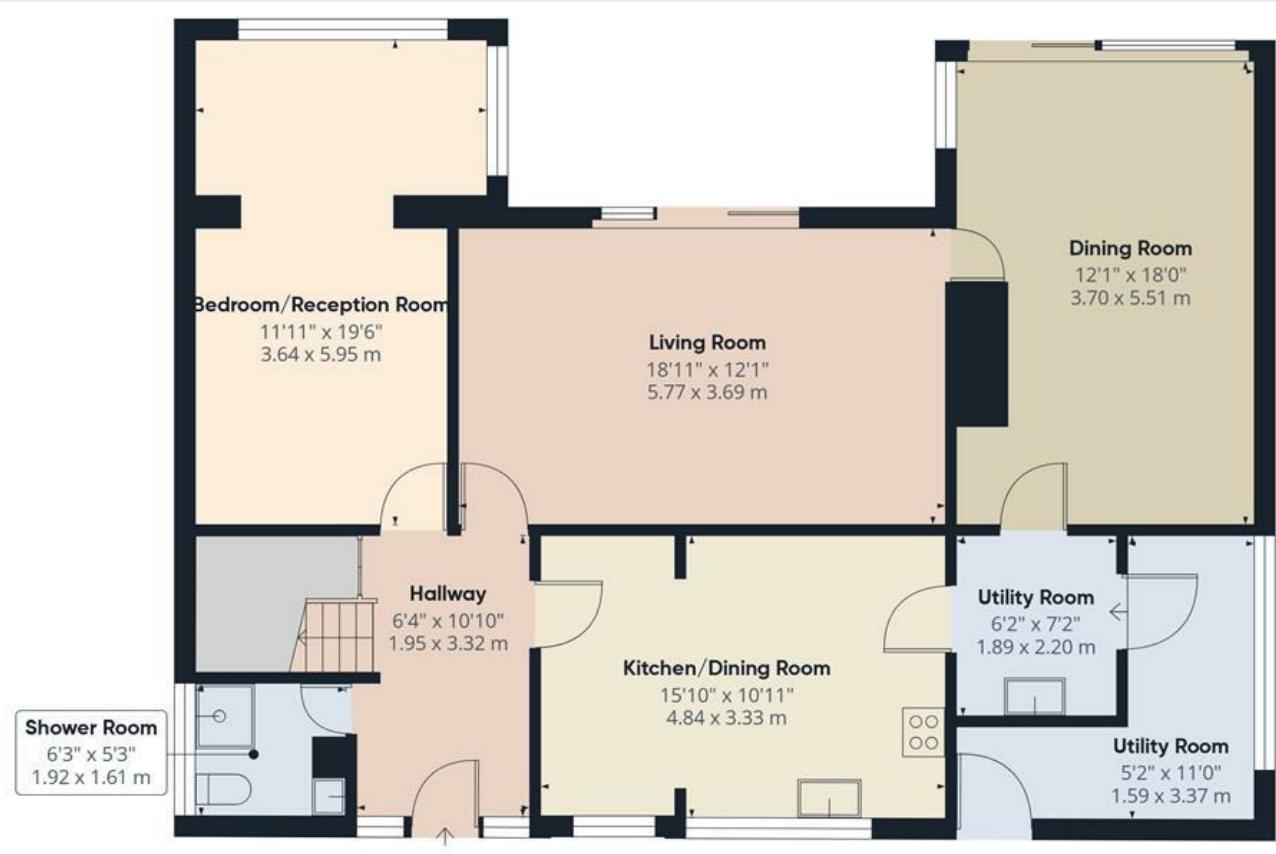
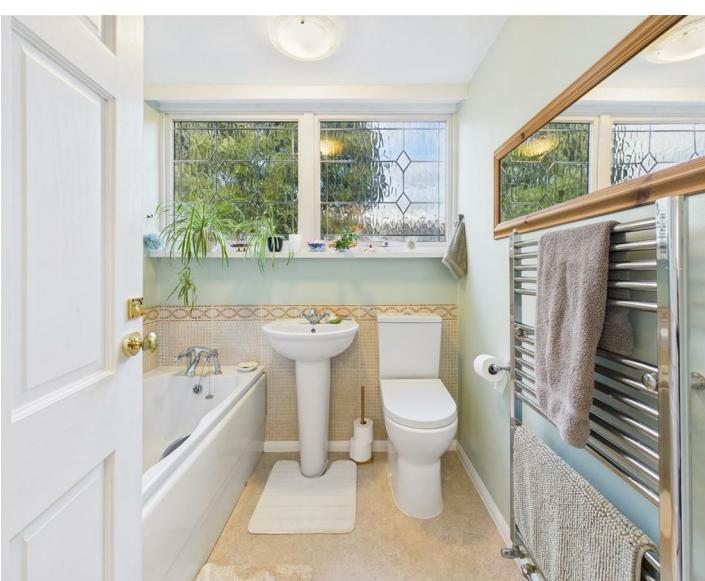
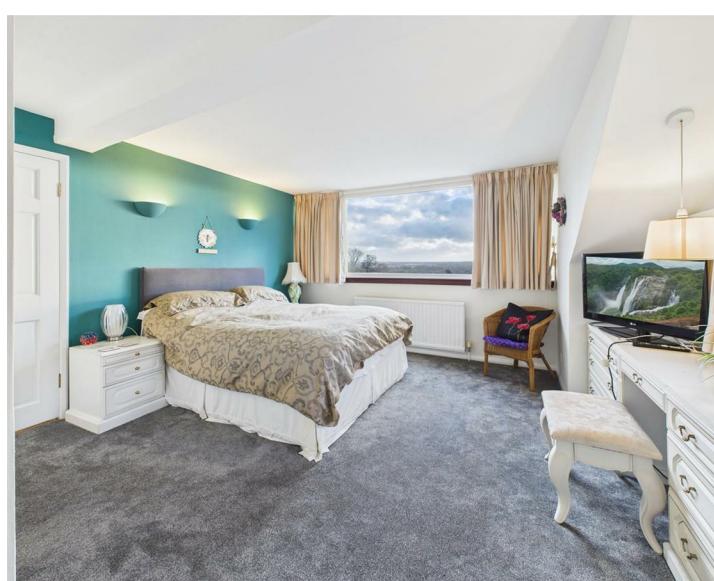
- THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- STUNNING SOUTH FACING GARDEN
- DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS BEDROOM
- 360 VIRTUAL TOUR
- TWO BEDROOMS ON FIRST FLOOR
- EN SUITE TO MASTER BEDROOM
- PRESTIGE ROAD LOCATION



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Approximate total area<sup>(1)</sup>

1786 ft<sup>2</sup>  
166 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360

