



Cotswold Way, Tilehurst, Reading, RG31 6ST.

£450,000 *Freehold*



EXCELLENT & EXTENDED 'COOKS' BUILT FOUR BEDROOM FAMILY HOME WITH SUPER 100FT GARDEN

Ideally situated in this popular residential location, this extended and well-presented family home offers spacious and versatile accommodation, making it an excellent choice for growing families. The property is conveniently positioned within easy reach of local schools, Cotswold Sports Centre, countryside walks, shops and regular bus services into Reading.

The ground floor offers an entrance porch and hallway, comfortable living room, bright summer room, separate home office, cloakroom/WC and a kitchen/breakfast room. A further double bedroom with an en-suite shower cubicle provides flexible accommodation, ideal for guests, older family members or those seeking ground-floor living.

Upstairs, there are three additional bedrooms, complemented by an impressive family bathroom suite.

To the rear, the property boasts an established garden extending to approximately 100ft, featuring an elevated entertaining area that is perfect for family gatherings and outdoor entertaining. Enjoying a pleasant outlook across the lawn and beyond the garden provides an attractive and spacious setting for relaxation and socialising.

To the front, a private driveway provides off-road parking for up to three vehicles.

KEY FEATURES

- EXTENDED 'COOKS' SEMI-DETACHED
- THREE OR FOUR BEDROOMS
- THREE OR FOUR RECEPTION ROOMS
- 100FT REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- IMPRESSIVE FAMILY BATHROOM SUITE
- DOWNSTAIRS WC & SHOWER



Reading

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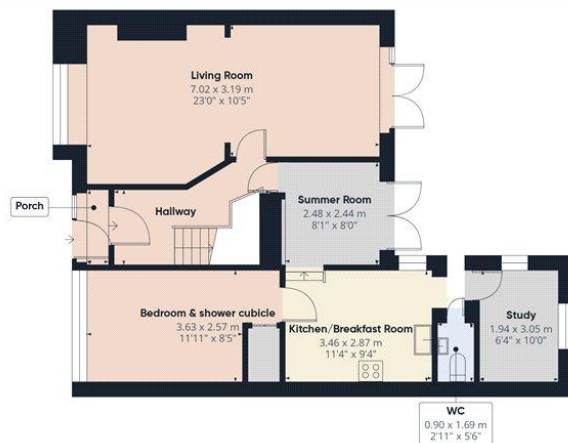
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MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D



Ground Floor



Floor 1

GLA[®]124.69 m²
1342.11 ft²

Total

124.69 m²
1342.11 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	83 B
39-54	E		
21-38	F		
1-20	G		

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Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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