



COCKNEY HILL, TILEHURST, READING, RG30
OFFERS IN EXCESS OF £575,000 FREEHOLD

A SPACIOUS THREE BEDROOM DETACHED FAMILY HOME OCCUPYING A LARGE CORNER PLOT WITH ENORMOUS POTENTIAL

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DESCRIPTION:

A three bedroom detached family home occupying a corner plot of approximately quarter of an acre requiring modernisation. Set in this convenient location opposite King's Academy Prospect secondary school (Good Ofsted rating) and close to a host of local amenities and transport links. Reading's largest public park, Prospect Park, with its tennis Courts, bowling green, mini-golf, choice of play parks, woodland and restaurant is easy walk away as is the local shopping precinct. The property is accessed from a porch to the front into an entry hall which opens into a L-shaped reception room divided into a living room to the front of the house and a dining area to the rear. The fitted kitchen can be accessed from both the entry hall and dining area and gives access to a large utility room to the side of the house. A wonderful bright conservatory/garden room with runs across the rear of the house overlooking the generous rear gardens. On the first floor there are three double bedrooms and a family bathroom and there is also a ground floor wc. There is ample parking to the front to the front of the house including a carport at the top of the drive and a mature and private front garden. The extensive rear garden has a patio area directly to the rear of the house and steps onto a lawn surrounded by mature hedges and flower beds. There is a garage/outbuilding in the garden which can be accessed from the adjacent road, Stoneham Close, and offers potential to convert or rebuilt to create additional accommodation or simply demolish and extend the lovely garden. This home was a much loved family home for over 40 years and offers the new owners enormous potential and is for sale with no chain complications.

AT A GLANCE

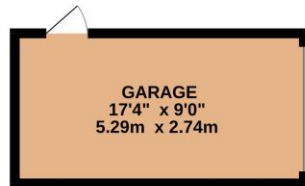
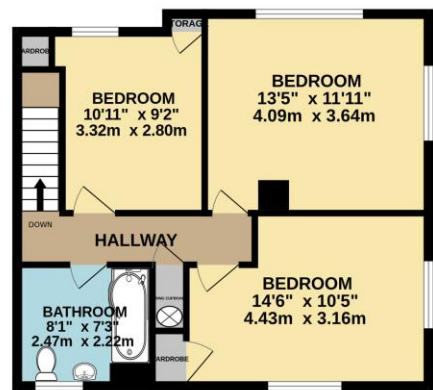
- Three Bedroom Detached Family Home
- Corner Plot of Approx. 1/4 Acre
- Potential to Extend/Develop Subject to Planning
- Two Reception Rooms and Large Conservatory/Garden Room
- Extensive Gardens and Off Road Driveway Parking
- No Chain
- Council Tax Band E





GROUND FLOOR
1174 sq.ft. (109.0 sq.m.) approx.

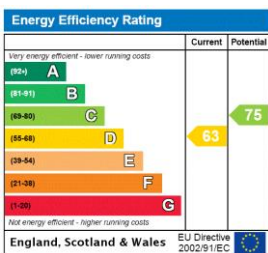
1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1709 sq.ft. (158.8 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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