



Tucked in a quiet Tilehurst cul-de-sac, this fully refurbished detached home offers stylish modern living over two floors. It features a new insulated roof, new double glazing, and a heating system with a 10-year warranty.

The open-plan ground floor includes a kitchen-diner with skylight, bi-fold doors to the garden, integrated AEG appliances backed up by a 2-year guarantee, plus a utility room and cloakroom.

Upstairs are four spacious bedrooms, including a master with ensuite, and a sleek family bathroom.

Outside offers a private landscaped garden, patio, garage, and ample off-road parking. Conveniently near Tilehurst Station, shops, cafés, Arthur Newbury Park, top schools, the M4, A329(M), and bus routes.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Brand new detached home - fully refurbished throughout
- Quiet cul-de-sac location
- New patio & landscaped garden
- New windows & heating system
- Guaranteed AEG appliances
- New carpets & new flooring
- No onward chain





Council tax band F

Council- RBC

Additional information:

Parking

The property has a driveway with parking

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 1641 sq ft - 152 sq m
(Including Garage)

Ground Floor Area 926 sq ft – 86 sq m

First Floor Area 715 sq ft – 66 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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

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