HASLAMS Sales

Walnut Way

£450,000

Reading, RG30 4TD

3 2 2 D

Ideally located in the heart of Tilehurst, this well-presented property offers convenient access to a wide range of local amenities, including independent shops, cafés, restaurants, and everyday essentials. Excellent transport links include regular bus services to Reading town centre and easy access to Tilehurst train station, providing direct connections to the Elizabeth Line.

The property features three bedrooms, a family bathroom, a spacious open-plan reception room, a well-equipped kitchen/breakfast room, and a convenient ground-floor cloakroom.

Additional highlights include ample off-road parking, a garage, and a low-maintenance, southerly facing garden, perfect for enjoying the afternoon sun.

Offered to the market with no onward chain, this is a fantastic opportunity for families, professionals, or investors alike.

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

sales@haslams.net
0118 960 1000

- Semi detached property
- 3 Bedrooms
- 2 Reception
- Off road parking and garage
- Convenient location
- No onward chain

Council tax band D

Council- Reading

Additional information:

Parking

The property features a driveway with parking for multiple vehicles, as well as a garage.

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

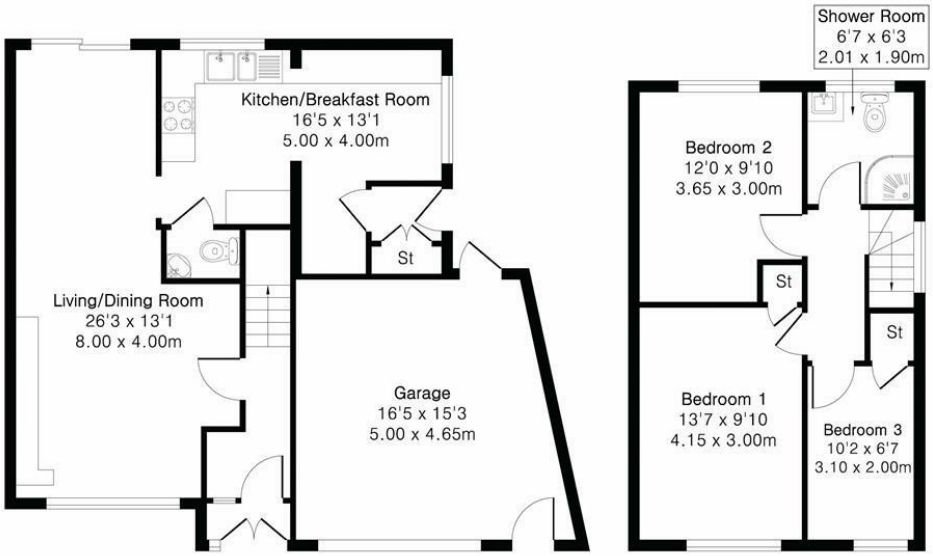
Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

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"

Probate
The sale of the property is subject to the executors obtaining the Grant of Probate.

Floorplan

Approximate Gross Internal Area 1205 sq ft - 112 sq m
(Including Garage)
Ground Floor Area 783 sq ft – 73 sq m
First Floor Area 422 sq ft – 39 sq m



Ground Floor First Floor

PINK PLAN

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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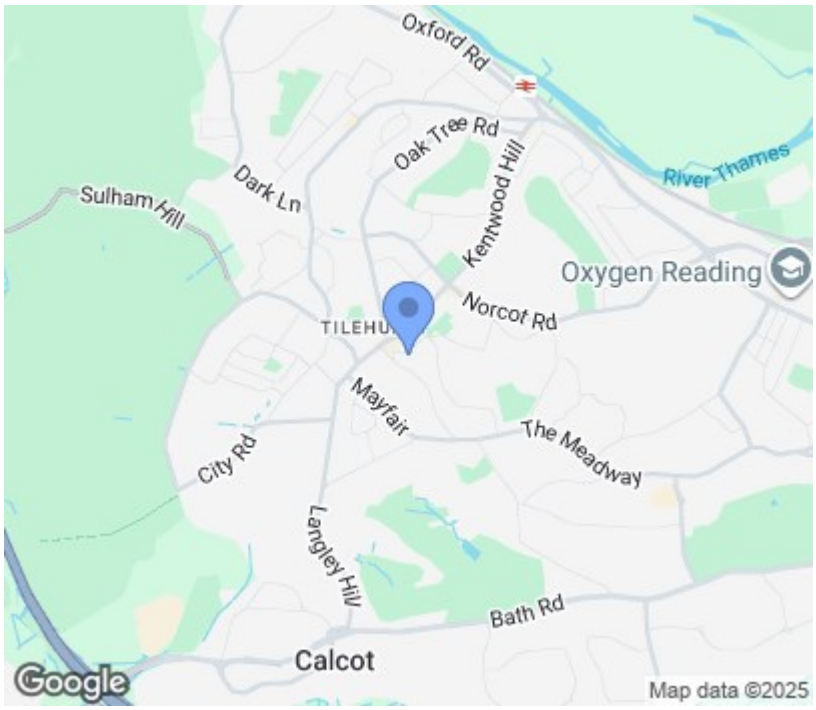

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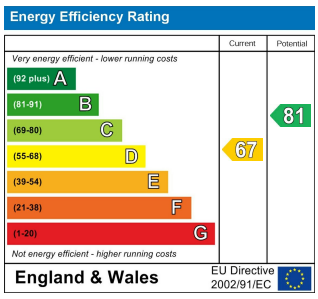

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