



14 Hartslock Way  
Tilehurst, RG31 6PH

Guide price £475,000 Freehold



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# 14 Hartslock Way

## DESCRIPTION:

NO ONWARD CHAIN AND 360 VIRTUAL TOUR.

VP - Presented to the market is this extended three bedroom semi detached house, located in a cul de sac and boasting a rear garden circa 150ft in depth. The accommodation comprises entrance hallway, living/dining room, refitted kitchen, shower room and study/sitting room. There is internal access to a larger than average garden. On the first floor there are three bedrooms and a bathroom suite. Externally there is off road parking and a stunning rear garden with a side access gate via the garage.

The property is located close to Tilehurst centre and within easy access to local schools, amenities, bus routes and Tilehurst train station.

Council tax band - D



Ground Floor



Floor 1



Approximate total area<sup>8)</sup>  
1208.39 ft<sup>2</sup>  
112.26 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- THREE BEDROOMS
- REFITTED KITCHEN
- GARAGE
- 360 VIRTUAL TOUR
- EXTENDED
- CIRCA 150FT REAR GARDEN
- DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING
- CUL DE SAC LOCATION

## ADDITIONAL INFO:

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

## VIEWING STRICTLY BY APPOINTMENT:

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