



3 Hursley Close  
Tilehurst, RG30 4SA

Offers in excess of £365,000 Freehold

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# 3 Hursley Close

## DESCRIPTION:

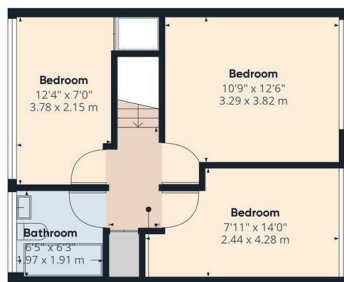
VP - Presented to the market is this three bedroom semi detached house located in a cul de sac benefitting off road parking for several cars and excellent access to amenities, bus routes, schools and parks. The property comprises entrance hallway, kitchen, living/dining room and sun room. On the first floor there are three bedrooms and a bathroom.

Externally there is huge potential to extend in the future with ample space to the side and rear of the property. The house is located 0.6 Miles from Park Lane Primary school, 0.5 miles to Tilehurst Triangle, 0.1 miles to the nearest bus stop, 1.9 miles to Tilehurst Train station with direct links to the Elizabeth Line and 2.3 miles to M4 Junction 12 for the commuter.

Council tax band - C



Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
1088.45 ft<sup>2</sup>  
101.12 m<sup>2</sup>

(1) Excluding balconies and terraces.

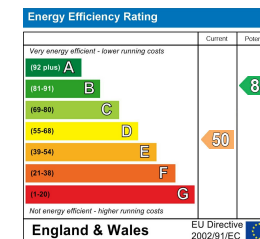
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- OFF ROAD PARKING
- CUL DE SAC LOCATION
- SIDE ACCESS
- SEMI DETACHED
- GARAGE
- SUN ROOM
- REFITTED BATHROOM SUITE

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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