



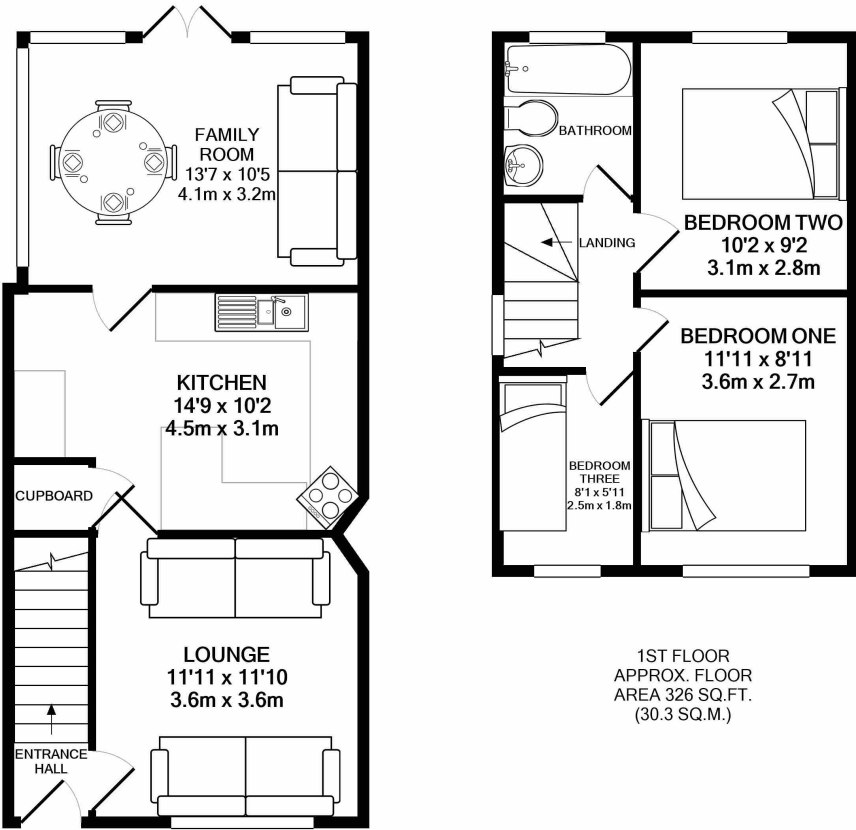
Kentwood Hill, Tilehurst, Reading.

£310,000 Freehold

Offered to the market is this extremely well presented extended three bedroom semi detached home. The property is within walking distance of Tilehurst train station, is close to Tilehurst village centre with access to various local shops and amenities, while being close to Arthur Newbury park and a bus route leading to Reading town centre. Further accommodation includes a lounge, separate family room, refitted kitchen and a refitted bathroom. Other features includes double glazed windows, gas central heating and an enclosed rear garden.

- Three Bedrooms
- Refitted Bathroom
- Refitted Kitchen
- Family Room
- Separate Lounge
- Enclosed Rear Garden
- Gas Central Heating
- Double Glazed Windows





GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, double radiator, door to lounge.

Lounge

11' 11" x 11' 10" (3.63m x 3.61m) Front aspect double glazed window, double radiator, TV point, telephone point, door to kitchen.

Refitted Kitchen

14' 9" x 10' 2" (4.50m x 3.10m) Rear aspect double glazed window, a range of eye and base level units, fitted electric hob with extractor fan overhead plus separate electric double oven, one and half bowl with drainer, plumbing for washing machine and dishwasher, space fir fridge/freezer, downlighters, understairs cupboard, single radiator, tiled flooring, door to family room.

Family Room

13' 7" x 10' 5" (4.14m x 3.17m) Rear and side aspect double glazed windows, French doors leading to rear garden, single radiator, tiled flooring, downlighters.

First Floor

Landing

Side aspect double glazed window, loft hatch and access to all first floor rooms.

Bedroom One

11' 11" x 8' 11" (3.63m x 2.72m) Front aspect double glazed window, single radiator, telephone point, TV point.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m) Rear aspect double glazed window, single radiator, TV point.

Bedroom Three

8' 1" x 5' 11" (2.46m x 1.80m) Front aspect double glazed window, single radiator.

Refitted Bathroom

Rear aspect double glazed window, panel enclosed bath with separate shower and shower attachment plus shower screen, low level WC, pedestal wash hand basin, extractor fan, heated towel rail, tiled flooring.

Outside

Front Garden

The garden enclosed by wood panel fencing and is tiered with steps leading to front door, separate lawned area, wooden gate leading to rear garden.

Rear Garden

The rear garden is enclosed by wood panel fencing, paved patio leading to a separate lawned area, borders with mature shrubs and flower arrangements, wooden built shed.

Council Tax Band

B