



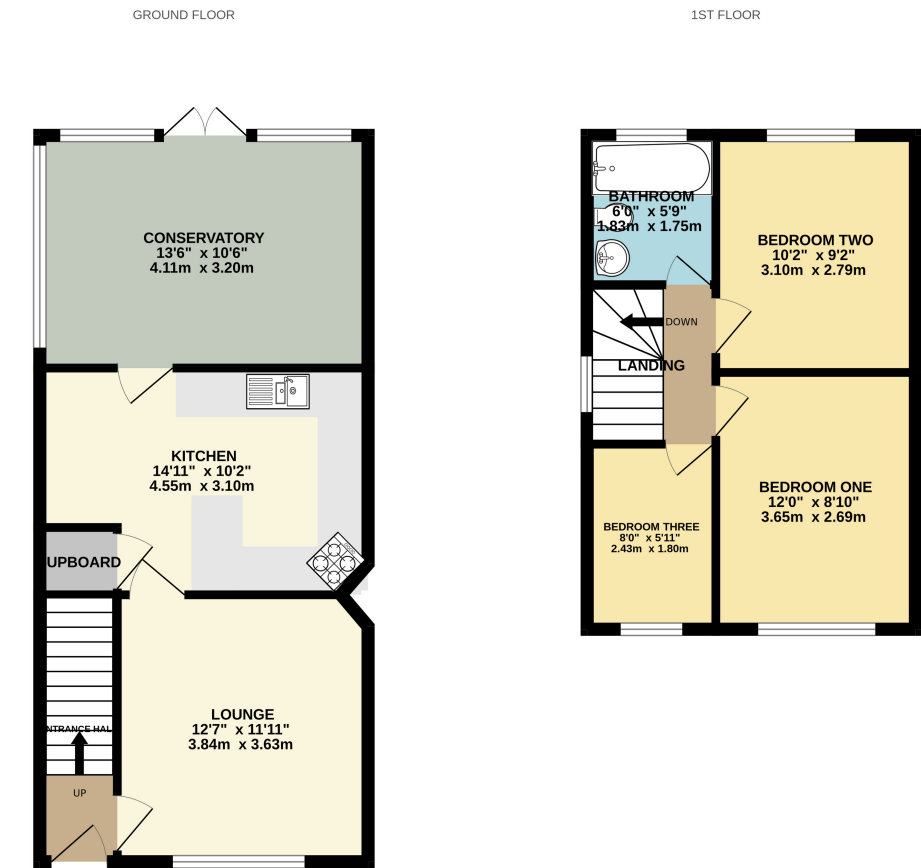
**Kentwood Hill, Tilehurst, Reading.**

**£350,000 Freehold**

Arins Property Services - Offered to the market is this very well presented, three bedroom semi detached family 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 living room, a refitted kitchen breakfast room, an extended family room, and a first floor family bathroom. Other features include gas central heating, double glazed windows, and an enclosed rear garden.

- Three Bedrooms
- Kitchen / Breakfast Room
- Two Reception Areas
- Refitted Bathroom
- Enclosed Rear Garden
- Close to Tilehurst Train Station
- Close to Tilehurst Village
- Gas Central Heating





KENTWOOD HILL  
While every attempt has been made to ensure the accuracy of the floorplan 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, access into living room.

Living Room

12' 7" x 11' 11" (3.84m x 3.63m) Front aspect double glazed window, double radiator, telephone point, television point.

Kitchen Breakfast Room

14' 11" x 10' 2" (4.55m x 3.10m) Rear aspect double glazed window, tiled flooring, range of base and eye level units, electric hob with oven and extractor, one and a half sink with drainer, space for white goods, understairs storage.

Family Room

13' 7" x 10' 6" (4.14m x 3.20m) Double radiator, tiled flooring, French doors into garden, downlights, rear and side aspect double glazed windows.

First Floor

Landing

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

Bedroom One

12' 0" x 8' 10" (3.66m x 2.69m) Front aspect double glazed window, double radiator.

Bedroom Two

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

Bedroom Three

8' 0" x 5' 11" (2.44m x 1.80m) Front aspect double glazed window, double radiator.

Family Bathroom

6' 0" x 5' 9" (1.83m x 1.75m) Rear aspect double glazed window, heated towel rail, panel enclosed bath with shower, low level wc, pedestal wash basin, tiled flooring and partly tiled walls, extractor fan.

Outside

Rear Garden

Fence enclosed rear garden, originally brick paved area, with steps leading to good sized lawn.

Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	89