



**Kentwood Hill, Tilehurst, Reading, Berkshire.
RG31.**

£365,000 Freehold



Arins Property Services are delighted to present this extended three-bedroom semi-detached family home, featuring a large rear extension with skylight windows and a bright, versatile living space. The property includes a spacious lounge, kitchen, and generous rear garden, perfect for family life or entertaining. Upstairs offers three bedrooms and a family bathroom, with wide side access adding extra practicality. Ideally located within walking distance of Tilehurst Train Station, Tilehurst Triangle, and excellent links to Reading town centre

- Extended three-bedroom home
- Large rear extension
- Skylight windows
- Bright front lounge
- Spacious kitchen
- Versatile study/dining space
- Generous rear garden
- Wide side access
- Excellent location
- Driveway Parking



Floor 0



Floor 1

Approximate total area^m
784 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Description

Ground Floor

Hallway

7' 3" x 2' 9" (2.21m x 0.84m)

Dining Room

11' 9" x 12' 2" (3.58m x 3.71m)

Kitchen

9' 11" x 15' 2" (3.02m x 4.62m)

Living Room

12' 0" x 13' 2" (3.66m x 4.01m)

Driveway

Rear Garden

FIRST FLOOR

Master Bedroom

11' 11" x 8' 9" (3.63m x 2.67m)

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Bedroom Three

8' 1" x 5' 11" (2.46m x 1.80m)

Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

Council Tax Band

C

