



Kentwood Hill, Tilehurst, Reading.

£325,000 Freehold

Arins Tilehurst - Offered to the market is this recently refurbished, 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 an open plan lounge dining room, refitted kitchen breakfast room, a refitted bathroom, and a downstairs wc. Other features includes double glazed windows, gas central heating and an enclosed rear garden.

- Three Bedrooms
- Open Plan Lounge Dining Room
- Refitted Kitchen Breakfast Room
- Refitted Family Bathroom
- Downstairs WC
- Driveway Parking
- Close to Tilehurst Train Station
- Close to Tilehurst Village





TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with MyHomePlans

**Property Description**

**Ground Floor**

**Entrance Hall**

Offers access to the lounge dining room and stairs to the first floor. Laminated wood flooring, single radiator.

**Lounge Dining Room**

12' 1" x 22' 10" (3.68m x 6.96m) Front aspect double glazed window, two single radiators, access to downstairs wc.

**Kitchen Breakfast Room**

11' 6" x 9' 9" (3.51m x 2.97m) Rear aspect double glazed window, rear door leading to garden, range of base and eye level units, built in dish washer, built in fridge freezer, space for cooker, extractor hood, space for washing machine, space for tumble dryer, single bowl sink with draining board, breakfast bar, single radiator, boiler, tiled floor.

**Downstairs WC**

2' 11" x 5' 9" (0.89m x 1.75m) Rear aspect double glazed window, low level wc, wash basin, heated towel rail, laminated wood flooring.

**First Floor**

**Landing**

Side aspect double glazed window. Offers access to all first floor rooms, the loft and the airing cupboard.

**Bedroom One**

8' 10" x 11' 11" (2.69m x 3.63m) Front aspect double glazed window, single radiator.

**Bedroom Two**

9' 3" x 10' 2" (2.82m x 3.10m) Rear aspect double glazed window, double radiator.

**Bedroom Three**

6' 1" x 7' 11" (1.85m x 2.41m) Front aspect double glazed window, single radiator.

**Family Bathroom**

5' 7" x 5' 10" (1.70m x 1.78m) Rear aspect double glazed window, low level wc, panel enclosed bath with electric shower, pedestal wash basin, tiled floor and walls, heated towel rail, extractor fan.

**Outside**

**Rear Garden**

Fence enclosed rear garden that comprises of a concreted seating area to the rear of the property that leads down onto a good size lawn. Mature hedge and trees offer great privacy. The property also benefits from having a side access.

**Parking**

Driveway parking for one car and additional on street parking.

**Council Tax Band**

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