Kentwood Hill, Tilehurst, Reading.



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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





£325,000 Freehold

- 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



GROUND FLOOR 455 sq.ft. (42.3 sq.m.) approx





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

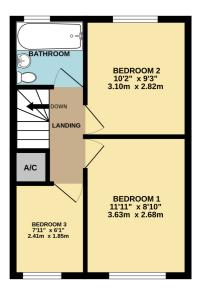
5' 7" x 5' 10" (1.70m x 1.78m) Rear aspect double glazed window, low level wc, panel enclosed bath with electric shower, pedestal wash basin, tiled floor and walls, heated towel rail, extractor fan.

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.

1ST FLOOR 329 sq.ft. (30.6 sq.m.) approx.



Parking

Driveway parking for one car and additional on street parking.

Council Tax Band

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