

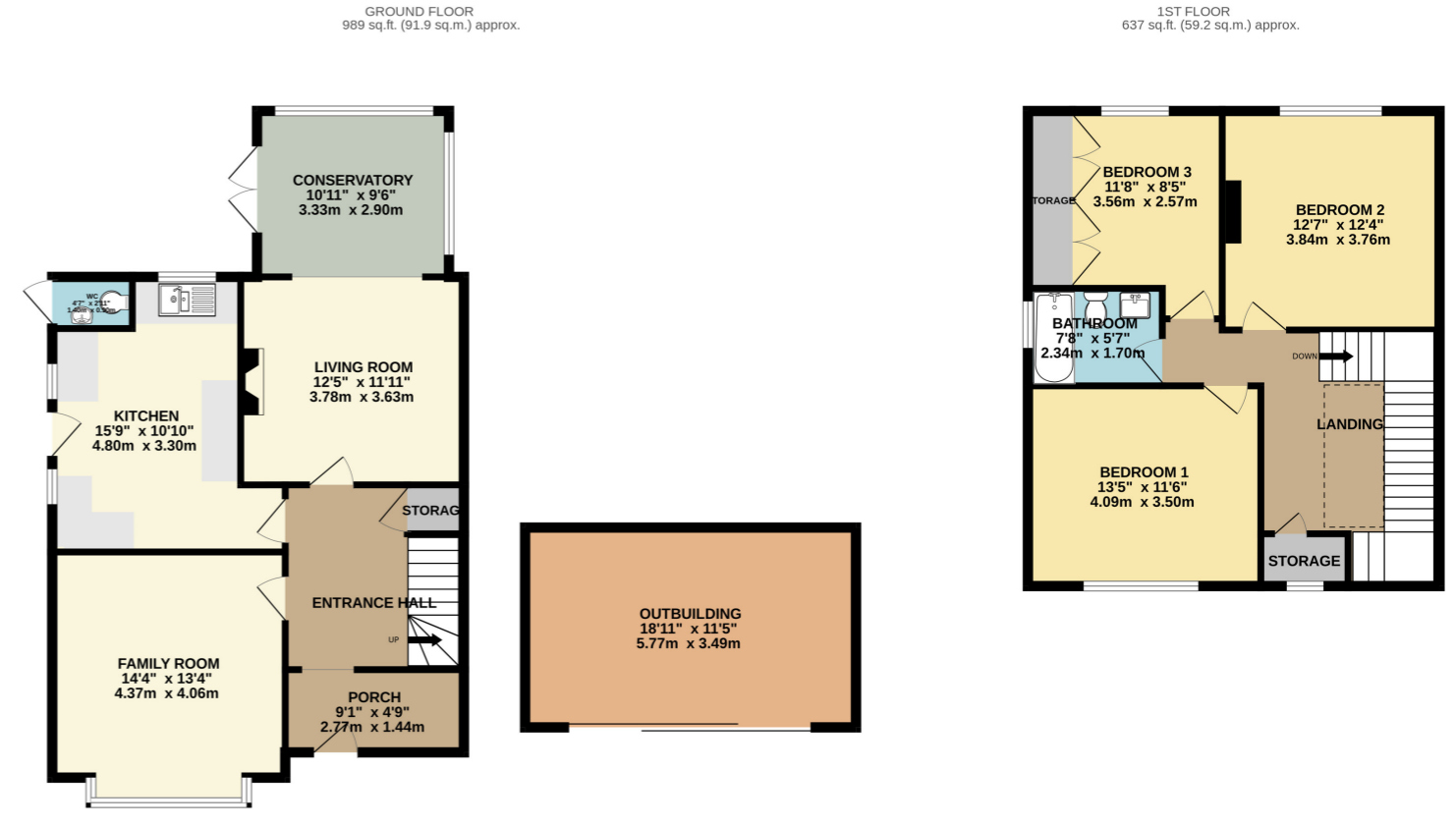


Kentwood Hill, Tilehurst, Reading.

£495,000 Freehold

Arins Tilehurst - Offered to the market is this beautifully 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 three reception areas, a refitted kitchen, downstairs wc, and a refitted family bathroom. Other features include gas central heating, double glazed windows, driveway parking for multiple vehicles, a large enclosed garden with an outbuilding, garden kitchen and pergola.

- Three Bedrooms
- Three Reception Areas
- Refitted Kitchen
- Downstairs W/C
- Refitted Bathroom
- Driveway Parking
- Outbuilding
- Large Enclosed Rear Garden



KENTWOOD HILL
TOTAL FLOOR AREA: 1627 sq.ft. (151.1 sq.m.) approx.
Whilst 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

Porch

9' 1" x 4' 9" (2.77m x 1.45m) Tiled flooring, downlights.

Entrance Hall

Stairs leading to first floor, laminate wood flooring, understairs storage.

Family Room

14' 4" x 13' 4" (4.37m x 4.06m) Front aspect double glazed bay fronted window, telephone point, television point, double radiator.

Living Area

12' 5" x 11' 11" (3.78m x 3.63m) Feature log burner, double radiator, television point, tiled flooring.

Kitchen

15' 9" x 10' 10" (4.80m x 3.30m) Rear and side aspect double glazed window, door into garden, tiled flooring, range of base and eye level units, space for white goods, space for range cooker with extractor, one and a half sink with drainer, downlights, built in fridge freezer.

Downstairs WC

4' 7" x 2' 11" (1.40m x 0.89m) Rear aspect double glazed window, low level wc, wash basin.

Conservatory

10' 11" x 9' 6" (3.33m x 2.90m) French doors into garden, rear aspect double glazed window, tiled flooring.

First Floor

Landing

Access to all first floor rooms, front aspect double glazed window, storage cupboard.

Bedroom One

13' 5" x 11' 6" (4.09m x 3.51m) Front aspect double glazed window, single radiator, television point.

Bedroom Two

12' 7" x 12' 4" (3.84m x 3.76m) Rear aspect double glazed window, single radiator.

Bedroom Three

11' 8" x 8' 5" (3.56m x 2.57m) Rear aspect double glazed window, double radiator, built in wardrobes.

Bathroom

7' 8" x 5' 7" (2.34m x 1.70m) Side aspect double glazed window, enclosed bath with shower, low level wc, wash basin with vanity unit, downlights, tiled flooring.

Outside

Driveway

Private gated brick paved driveway providing off road parking for multiple vehicles, side access into rear garden.

Garden

Beautifully presented and extensive fence enclosed rear garden that offers great privacy. It comprises of a good sized side access and a patioed seating area to the side and rear of the property. This then leads onto a large lawn and a barked play area leading up to a separate patioed area with a fully fitted and plumbed garden kitchen under a pergola. Finally at the rear you come to an additional lawned area and an outbuilding.

Outbuilding

18' 11" x 11' 5" (5.77m x 3.48m) Has light, power, air conditioning unit along with heating, sliding doors.

Council Tax Band

E