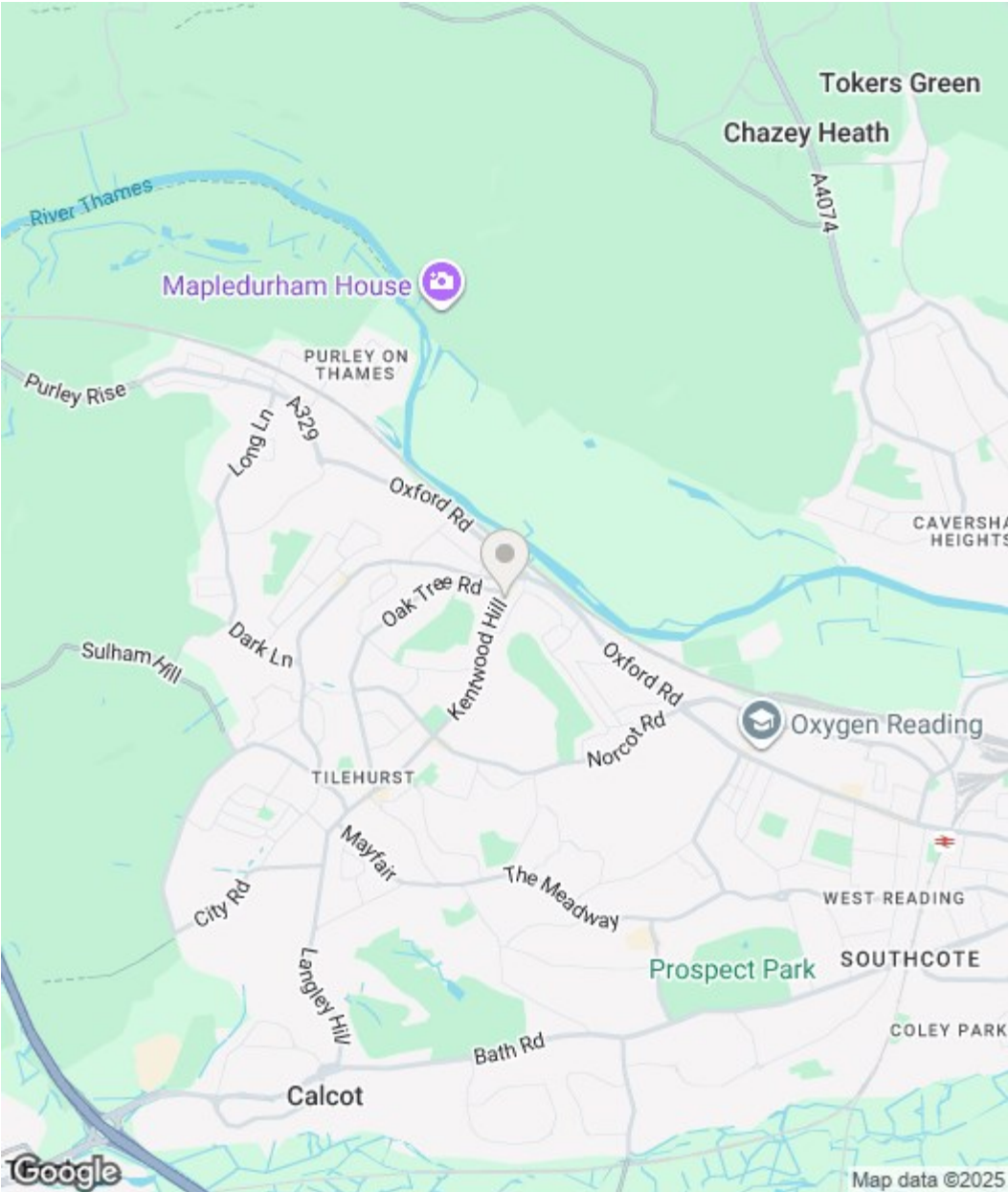




250 Kentwood Hill
Tilehurst, RG31 6DP

Guide price £525,000 Freehold



DESCRIPTION

VP - NO ONWARD CHAIN. Presented to the market is this delightful three bedroom semi detached house within walking distance to Tilehurst train station, providing excellent transport links for commuters. Local bus routes, amenities, schools, and parks are also conveniently close, making it an excellent choice for families and professionals alike.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The separate living room is perfect for quiet evenings, while the open-plan kitchen and dining area create a warm and welcoming atmosphere for family gatherings. The kitchen is well-equipped and flows seamlessly into the dining space, making it a delightful hub for everyday living. Additionally, a separate utility room offers practical access to the garden and garage, enhancing the functionality of the home.

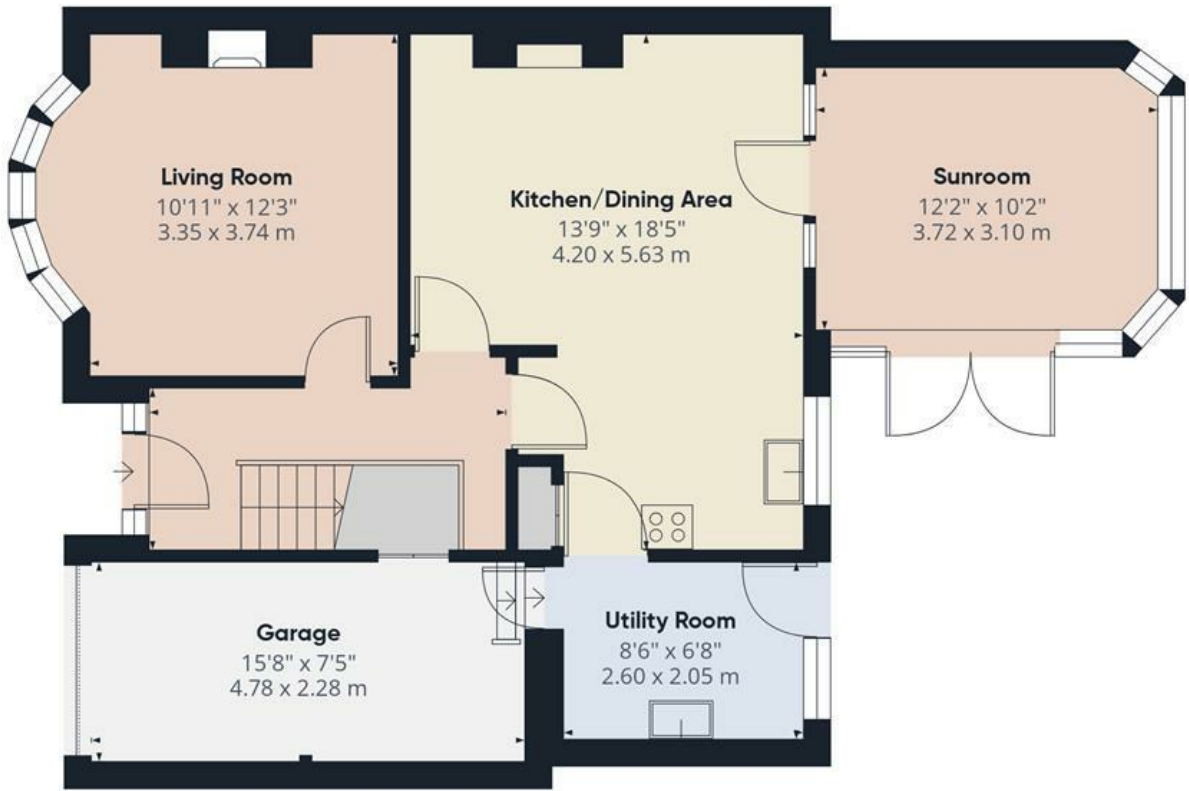
The property features three well-proportioned bedrooms, each providing a comfortable retreat. The refitted bathroom suite is modern and stylish, catering to the needs of the household with ease.

Outside, the property benefits from off-road parking a valuable asset in this sought-after area. The garden offers a private outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family.

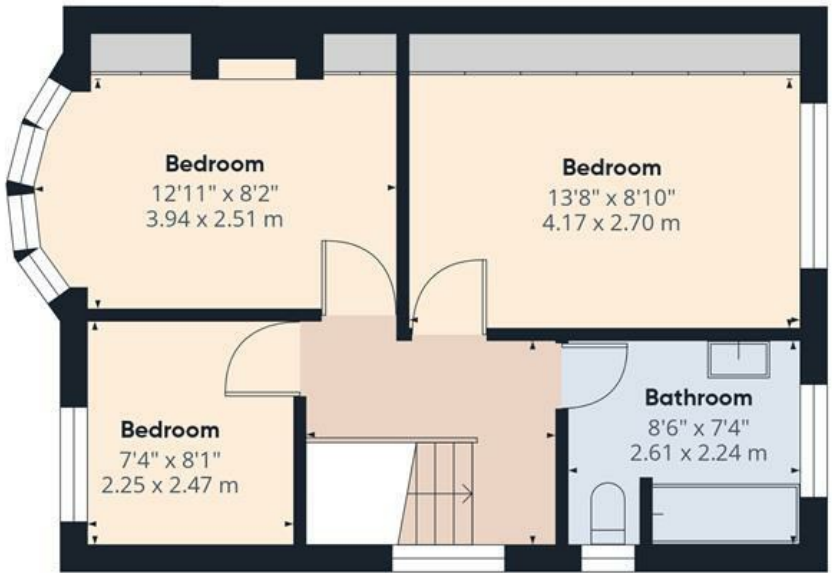
Council tax band - D

- SUMMARY OF ACCOMMODATION**
- NO ONWARD CHAIN
 - THREE BEDROOMS
 - SEMI DETACHED HOUSE
 - OFF ROAD PARKING
 - GARAGE
 - OPEN PLAN KITCHEN/DINING AREA
 - UTILITY ROOM
 - ENCLOSED GARDEN WITH PATIO/LAWN AREA
 - 360 VIRTUAL TOUR
 - WALKING DISTANCE TO TILEHURST TRAIN STATION

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(10 plus) A		
(81-91) B			(9-10) B		
(69-80) C			(8-9) C		
(55-68) D			(7-8) D		
(39-54) E			(6-7) E		
(21-38) F			(5-6) F		
(1-20) G			(4-5) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area^m
1186 ft²
110.4 m²

(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.

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