



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 for 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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65 Kentwood Close, Tilehurst, Reading, RG30 6DH  
Price £465,000 Freehold

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Full Description

Masons are proud to offer to the market this great investment opportunity. An end of terrace house presented in excellent condition throughout, currently rented out as a House of Multiple Occupancy (HMO) and located on a quiet cul-de-sac on a popular residential road in Tilehurst and close to Reading town centre and mainline station. Benefits include a 15ft living/dining room, a downstairs shower room, a 15ft fitted kitchen, a 10ft utility room and first floor bath room. Further benefits include a five double bedrooms, a storage room, a double garage and off road parking for the property. Viewing

- |                       |                                  |                    |
|-----------------------|----------------------------------|--------------------|
| • HMO 6 Beds          | • END TERRACE                    | • GARDEN           |
| • NO CHAIN            | • TWO GARAGES & OFF ROAD PARKING | • QUIET CUL-DE-SAC |
| • EXCELLENT CONDITION | • GREAT INVESTMENT OPPORTUNITY   |                    |

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Front door to entrance hall, which has stairs to the first floor and doors to:

Kitchen: 10'0" x 7'7" double glazed rear aspect, a modern range of eye and base level units with roll edge tops and tiled surround, integrated oven, hob and extractor and dishwasher. Opening to:

Living room: 14'1" x 10'7" double glazed rear aspect with double doors to the garden.

Utility room: 9'7" x 7'0" units with space and plumbing for appliances. Door to:

Cloakroom: low level wc and wash basin.

Room 1: 12'0" x 10'5" double glazed front aspect.

Room 2: 10'7" x 10'3" double glazed rear aspect.

Study/Office: 9'7" x 9'0" double glazed front aspect.

First floor landing has doors to:

Room 3: 15'2" x 9'7" double glazed front aspect.

Room 4: 10'7" x 10'3" double glazed front aspect.

Room 5: 13'2" x 11'11" double glazed front aspect.

Room 6: 8'10" x 8'0" double glazed front aspect.

Shower room: double glazed front aspect, a shower cubicle, a low level wc and wash basin.

Bathroom: double glazed front aspect, a shower cubicle, a low level wc and wash basin.

Outside: to the front there is a garden area with a path to the front door. To the rear there is a garden which is mainly laid to lawn with a variety of plants and shrubs, a patio area and access to the rear of the property. There is also off road parking and two garages.

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