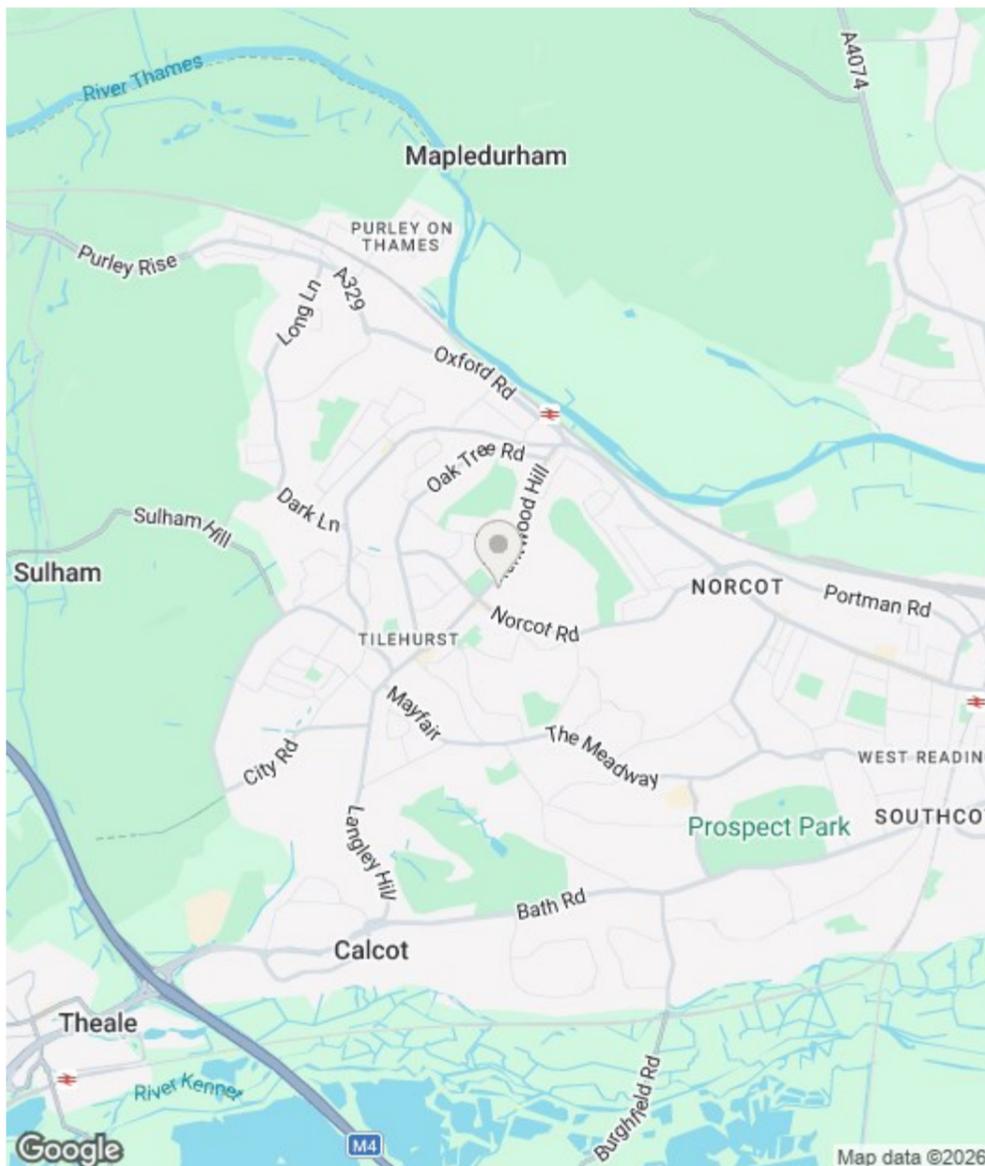




38 Kentwood Close

Tilehurst, RG30 6DH

Guide price £325,000 Freehold



DESCRIPTION

VP -NO ONWARD CHAIN. This property will remain available for viewings until Thursday 12th March, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Friday 13th March 2026.

Presented to the market is this mid-terrace house with three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The entrance porch welcomes you into a living room, ideal for relaxation and entertaining guests.

The heart of the home is the inviting kitchen/dining room, which provides a wonderful space for family meals and gatherings. This area also grants access to the garage and garden. Perfect for enjoying the outdoors. The first floor features three bedrooms, each offering a peaceful retreat, along with a shower room.

Parking is a breeze ensuring you never have to worry about finding a spot. The location is particularly advantageous, as it is within walking distance to a variety of amenities, bus routes, parks, and local schools. Additionally, Tilehurst train station is conveniently close, making commuting to Reading and beyond effortless.

Council tax band - D

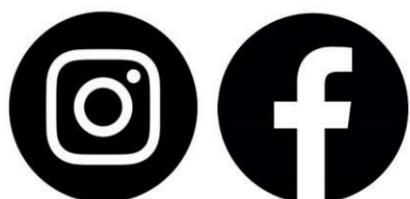
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- GARAGE
- OFF ROAD PARKING
- CLOSE TO TILEHURST CENTRE
- CUL DE SAC LOCATION
- 360 VIRTUAL TOUR

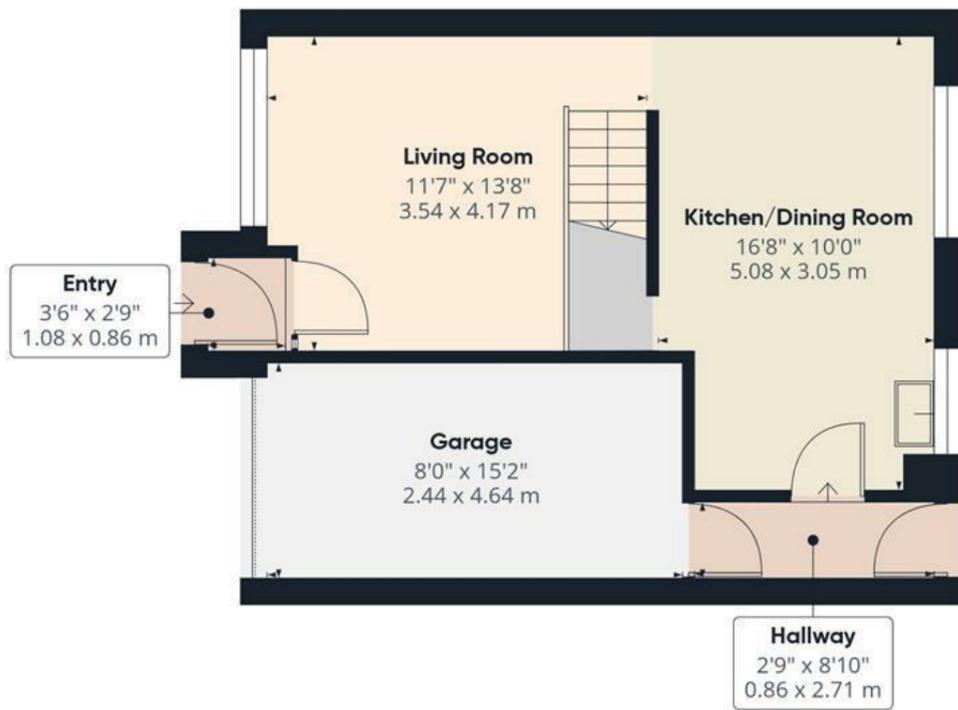
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

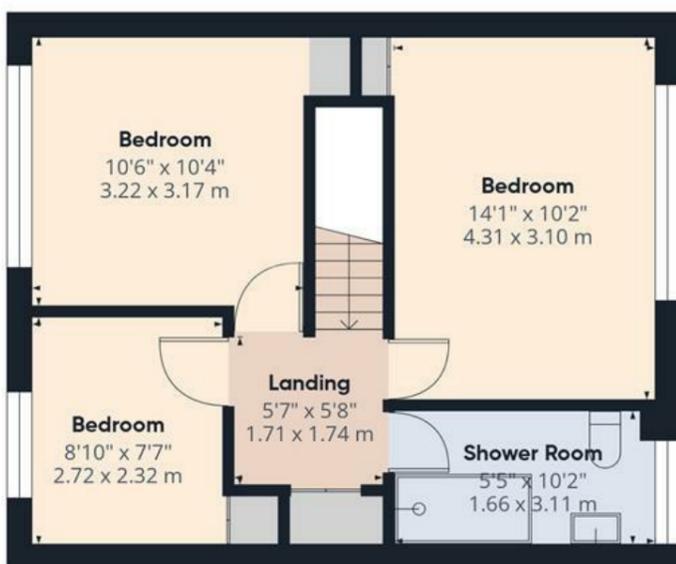
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Ground Floor



Floor 1



Approximate total area^m
913 ft²
84.9 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.

GIRAFFE360

