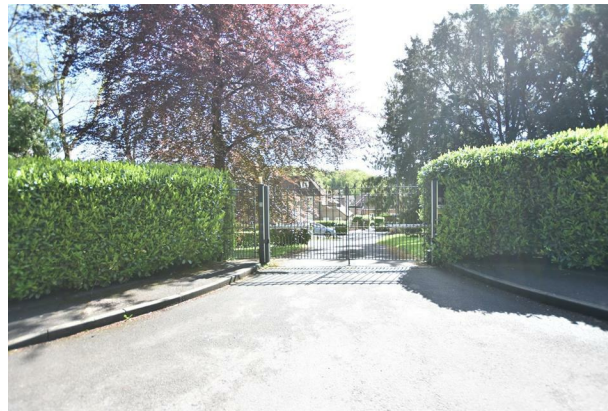


Vp

The Old Barn Kentwood Hill
Tilehurst, RG31 6DL

Offers in excess of £300,000 Freehold



VillageProperties.co.uk

The Old Barn Kentwood Hill

GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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DESCRIPTION:

VP – Presented to the market is this unique detached property situated in a gated development off Kentwood Hill within walking distance of Tilehurst train station (direct to London Paddington), Tilehurst village centre and frequent bus services to Reading town centre.

The accommodation consists of an open-plan living area, fitted kitchen with built in oven and hob plus a stable door to garden, a ground floor wc, 2 large bedrooms, both with en-suites (one bath & one shower), a walk-in wardrobe to master bedroom and a large storage cupboard. Other benefits include a private landscaped garden, private parking and is for sale with no onward chain.

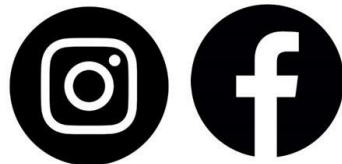
SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- WALKING DISTANCE TO TRAIN STATION
- 2 BEDROOMS
- PARKING
- ATTACHED SIZEABLE BARN
- GATED DEVELOPMENT
- DETACHED
- 2 BATH/SHOWER ROOMS
- PRIVATE GARDEN
- SERVICE CHARGE: £1012.63

ADDITIONAL INFO:

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		

Get Social



VIEWING STRICTLY BY APPOINTMENT:

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