

# Vp

## 20 Kentwood Hill

Tilehurst, RG31 6DE

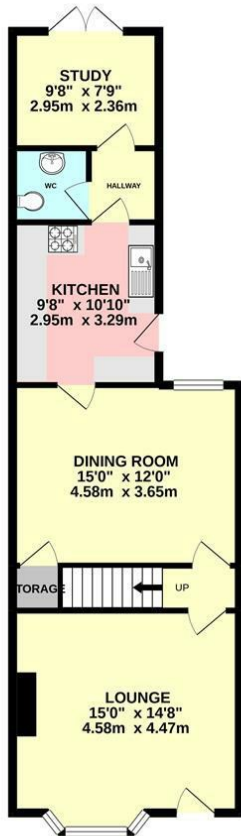
Price guide £410,000 Freehold



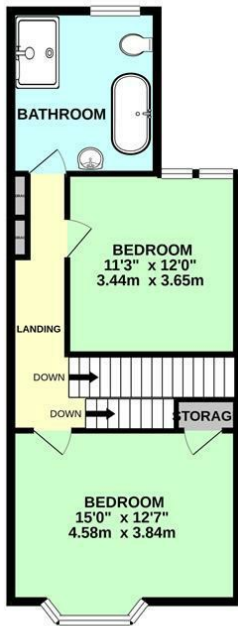
[VillageProperties.co.uk](http://VillageProperties.co.uk)

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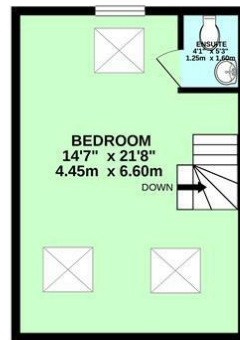
GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



2ND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 1518 sq.ft. (141.0 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 stunning 3 storey Victorian terrace house situated within walking distance of Tilehurst village centre, frequent bus services to Reading town centre, sought after schools and Tilehurst train station.

The property has seen much improvement over the years including a refitted kitchen and a stunning refitted bath/shower room. Other benefits include 2 reception rooms, downstairs WC, study, 3 bedrooms including a loft conversion. Outside you'll find a landscaped rear garden with an outbuilding and rear access to off road parking.

## SUMMARY OF ACCOMMODATION:

- REFITTED KITCHEN
- LOFT CONVERSION
- CLOSE TO TILEHURST VILLAGE CENTRE & TRAIN STATION
- GARAGE
- REFITTED BATH/SHOWER ROOM
- CLOSE TO SOUGHT AFTER SCHOOLS
- 2 RECEPTION ROOMS

## ADDITIONAL INFO:

Approx.net floor area: 1518 sq.ft/ 141sq.m

Local Authority:

Reading Borough Council Tax Band: D

Approx. Distances:

Tilehurst Railway Station: 0.8 Miles

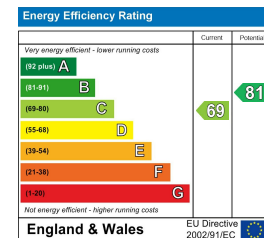
M4 motorway (J12): 2.7 Miles

## VIEWING STRICTLY BY APPOINTMENT:

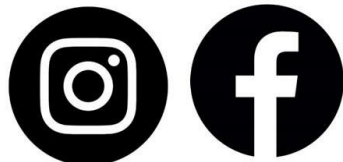
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