



236 Kentwood Hill  
Tilehurst, RG31 6DP



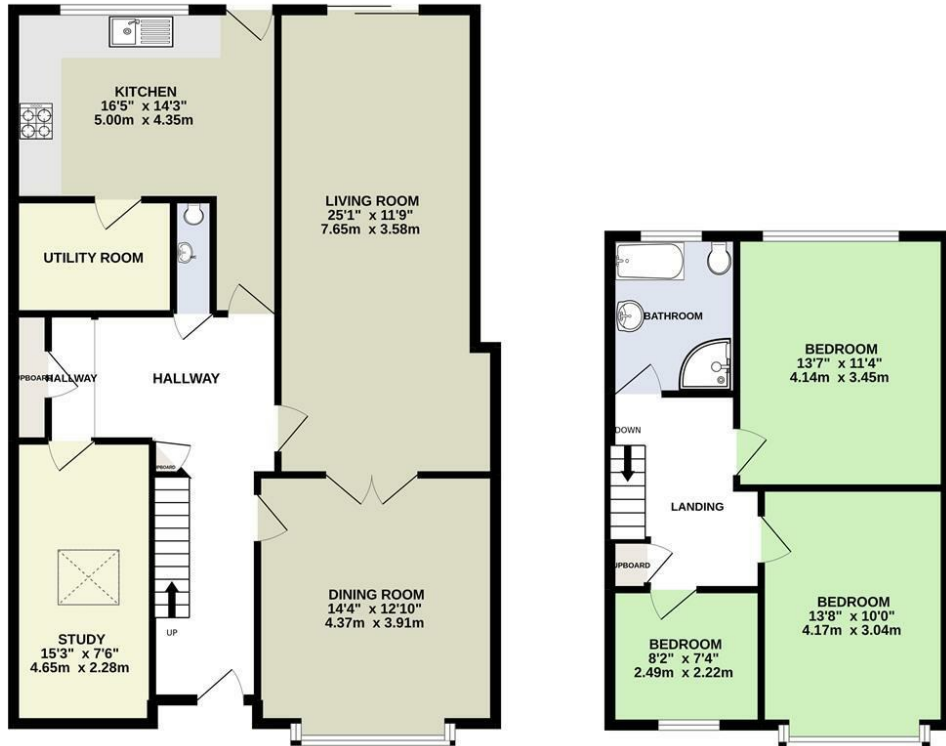
Offers over £475,000 Freehold

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# 236 Kentwood Hill

GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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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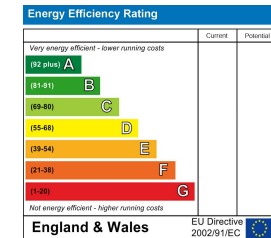
## DESCRIPTION:

Presented to the market is this stunning three bedroom semi detached house with an added bonus/study room on the ground floor. The property comprises entrance allway, dining room, study, WC, extended living room, kitchen/breakfast room and utility. On the first floor there are three bedrooms and a four piece bathroom suite. The rear garden has a mixture of patio, decking and lawn area plus the added benefit of a larger than average outbuilding storage room. The property has off road parking and is located within a short walk to amenities, bus routes, schools and Tilehurst train station.

## SUMMARY OF ACCOMMODATION:

- SEMI DETACHED
- DOWNSTAIRS STUDY/BONUS ROOM
- OUTBUILDING
- DOWNSTAIRS WC
- THREE BEDROOMS
- EXTENDED
- CLOSE TO TILEHURST TRAIN STATION
- KITCHEN/BREAKFAST ROOM

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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