



sansome  george

**28 Kentwood Close, Tilehurst, Reading, Berkshire, RG30 6DH**  
**£375,000 Freehold**

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Residential Sales & Lettings

- Well Presented Mid-terrace Home
- Rear Aspect Kitchen
- Fitted Shower Room
- Integral Garage
- Cul-de-sac Location

- 24' Lounge/Dining Room
- Three Double Bedrooms
- Landscaped Rear Garden
- Driveway Parking
- Minutes Walk To Tilehurst Village Centre

A very well-presented three bedroom mid-terrace home located in an ever popular cul-de-sac location. Located within minutes of the Tilehurst Village centre with a range of shops, and other conveniences such as cafes, restaurants and pubs. Other local amenities include access to regular bus services, Arthur Newbery Park, is a circa 10 minutes walk to Tilehurst Train Station (Paddington, Reading Main Line and Didcot). The Thames Path and Mapledurham Lock for outdoor pursuits are also in close proximity.

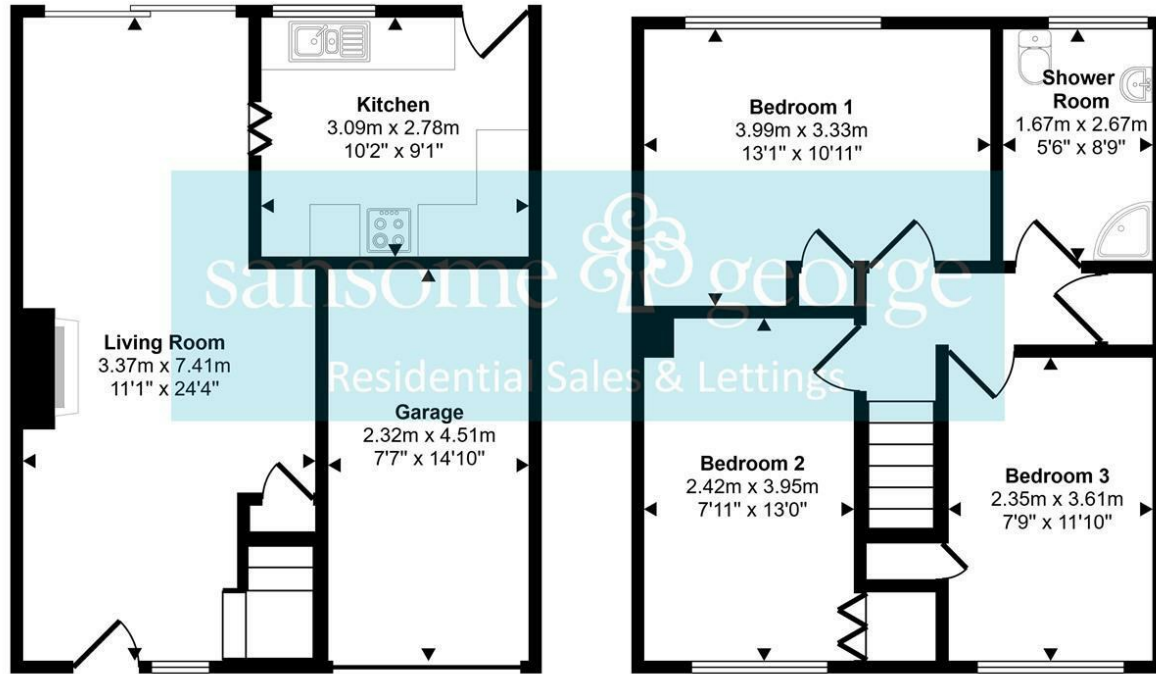
Accommodation comprises of 24' lounge/dining room, with stairs rising to the first floor, rear aspect kitchen, three well proportioned bedrooms that are serviced by a fitted shower room. The property features UPVC double glazing and a gas radiator central heating throughout. Outside offers a fully enclosed landscaped rear garden mainly laid to lawn with various plants/shrubs to borders, two patio areas, along with being enclosed by wooden fencing. To the front of the home is an integral garage with light and power and driveway parking for 2 vehicles.

To discuss the property in more detail or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band C



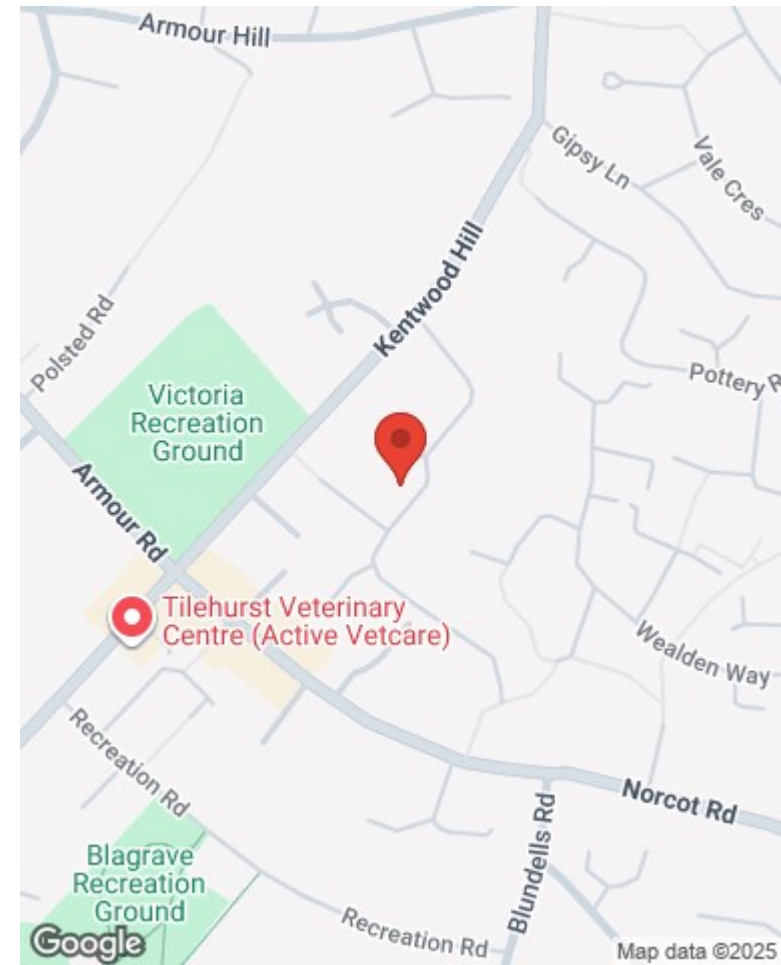
Approx Gross Internal Area  
87 sq m / 933 sq ft



**Ground Floor**  
Approx 43 sq m / 467 sq ft

**First Floor**  
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		61	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

**Misrepresentation and Misdescriptions Acts**

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