

## Kentwood Hill, Tilehurst

- Detached Chalet Bungalow
- Open Plan Modern Kitchen Diner
- 3 Bathrooms
- Underfloor Heating
- Gas central heating
- Private Gated Property
- 4 Double Bedrooms
- Utility room
- Extremely Large Driveway
- Non Overlooked Large Garden

**Offers Over £625,000**

**Tenure: Freehold**

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# Kentwood Hill, Tilehurst

## DESCRIPTION

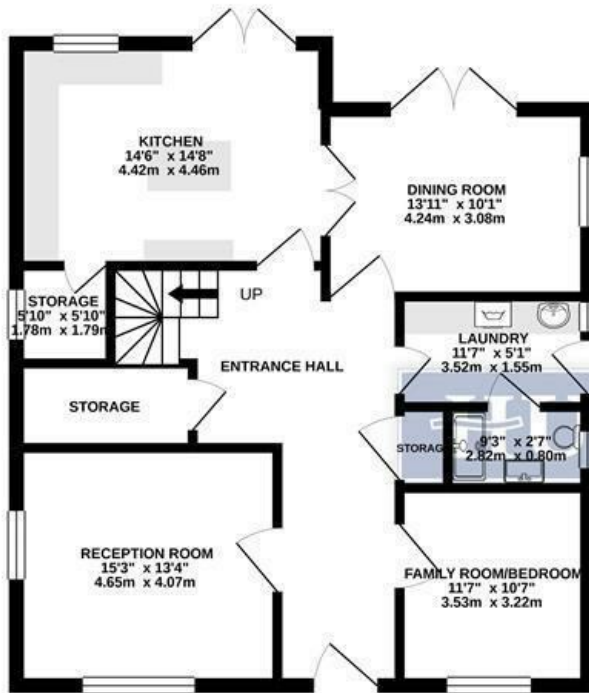
Hunters Wokingham are delighted to offer to the market this two years old detached chalet bungalow. Ground floor the property offers good size living room, family room/bedroom, separate dinning room, stylish modern kitchen, Spacious utility room with access to the shower room. To the first floor there are three bedrooms, with en-suite to master and a family bathroom with underfloor heating.

Outside there is a private gated entrance with a large driveway suitable for up to five cars and a very private rear garden.

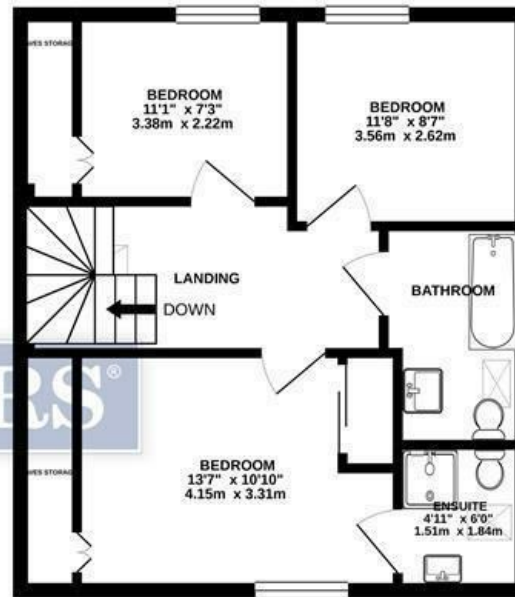
Commuter access is excellent as its within a 5 minute walk of Tilehurst Railway station, giving onward travel via Reading to London Paddington as well as being a gateway to the south coast. The nearby M4 provides easy access to London and the West Country, as well as the wider motorway network. Viewing are highly recommended



GROUND FLOOR



1ST FLOOR





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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Council Tax: E

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



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