



Chapel Hill, Tilehurst, Reading, Berkshire. RG31.

£475,000 Freehold

Arins Tilehurst are delighted to present this beautifully maintained three bedroom semi detached family home, ideally located in a prime area of Tilehurst. Offering over 1,200 sq ft of spacious accommodation, the property features a welcoming hallway, generous living room leading to a separate dining room, a well appointed kitchen with side access to the driveway and unconverted garage, and a versatile home study with access to a private patio and lawned rear garden. With three substantial bedrooms, driveway parking and excellent access to local schools, Reading town centre, Tilehurst train station, Calcot Retail Park and the M4 motorway, this is a fantastic opportunity to secure a superb family home in an outstanding location.

- Over 1,200 sq ft
- Three large bedrooms
- Separate dining room
- Versatile home study
- Private rear garden
- Unconverted garage
- Driveway parking
- Side access
- Prime Tilehurst location
- Excellent commuter links



Floor 0



Floor 1

Approximate total area⁽¹⁾
1200 ft²
Reduced headroom
28 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Description

Ground Floor

Garage

8' 2" x 16' 1" (2.49m x 4.90m)

Hallway

3' 10" x 11' 8" (1.17m x 3.56m)

First Floor

Landing

9' 9" x 6' 0" (2.97m x 1.83m)

Kitchen

7' 11" x 13' 2" (2.41m x 4.01m)

Master Bedroom

11' 6" x 11' 9" (3.51m x 3.58m)

Dining Room

8' 9" x 11' 9" (2.67m x 3.58m)

Bedroom Two

8' 11" x 11' 0" (2.72m x 3.35m)

Office

Living Room

11' 6" x 20' 0" (3.51m x 6.10m)

Bedroom Three

12' 8" x 6' 9" (3.86m x 2.06m)

Bathroom

7' 7" x 6' 8" (2.31m x 2.03m)

WC

4' 10" x 2' 11" (1.47m x 0.89m)

Council Tax Band

E

