



Chapel Hill, Tilehurst, Reading, Berkshire. RG31.

£725,000 Freehold

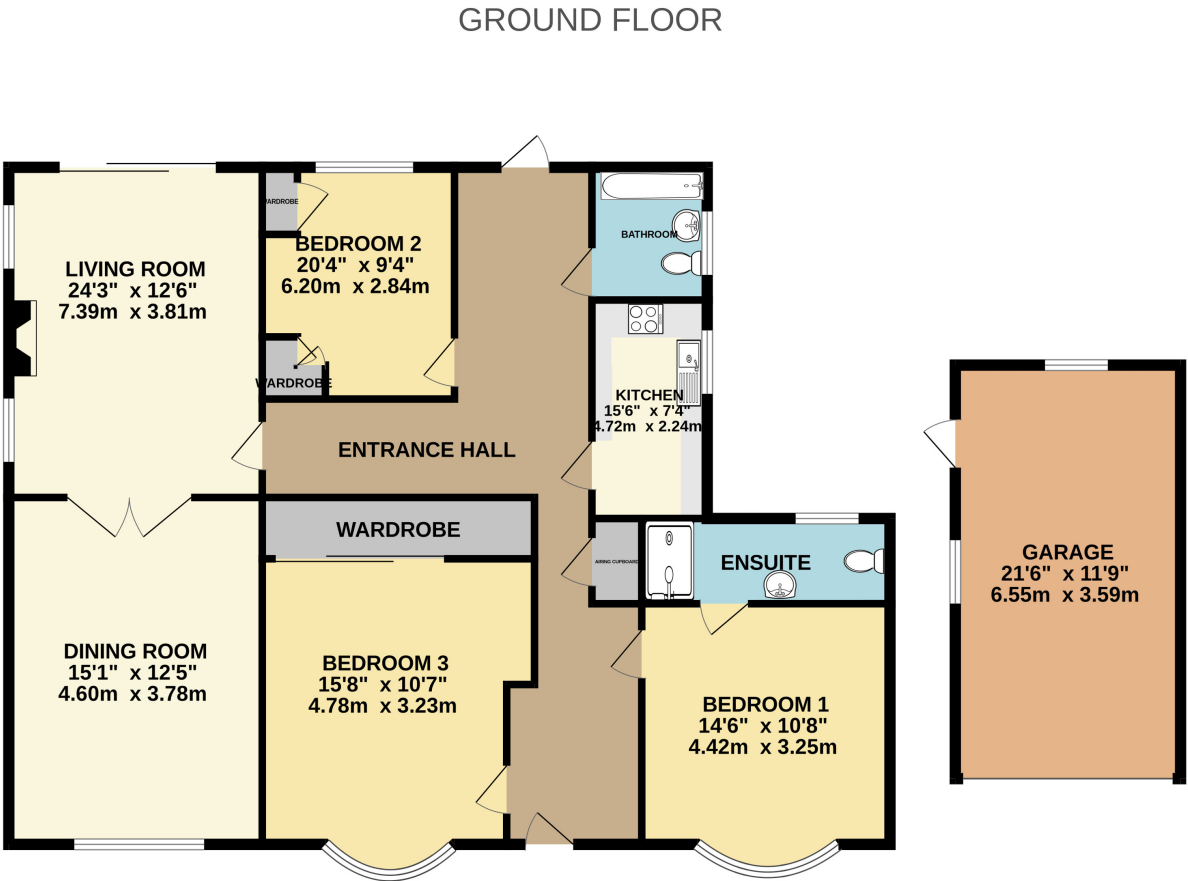
Arins Property services are delighted to present this well-presented three double bedroom detached bungalow offering spacious and versatile accommodation, perfect for families, downsizers or those seeking single-level living with room to grow. With ample driveway parking to the front, a large private rear garden, and a detached garage, this much-loved home is available on the market for the first time in over 30 years. As you enter the property, two bright and airy double bedrooms greet you at the front, both with charming bay windows. One bedroom benefits from built-in wardrobes, while the other features its own en-suite shower room. Continuing down the hallway, you'll find a spacious living room with sliding doors that open onto a beautifully maintained garden—an ideal space for entertaining or unwinding in a peaceful setting. Adjacent to the living room is a separate dining room, perfect for large family meals, or easily repurposed as a study or playroom. A third double bedroom with built-in wardrobes overlooks the garden, and the home also features a modern family bathroom and a well-equipped kitchen offering ample storage and workspace. This property also benefits from a garage and excellent outdoor space, both front and rear, providing flexibility and further potential.

Chapel Hill is conveniently situated close to local transport links and well-regarded schools including Denefield School and Little Heath School, this home is also just a short distance from Sulham Woods—ideal for scenic walks with the family or dog.

- Three Double Bedrooms
- Detached Bungalow
- Garage and Driveway Parking
- Private Rear Garden With Side Access
- Two Bathrooms
- Close To Local Transport Links







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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Property Description

- Entrance Hall

4' 5" x 12' 3" (1.35m x 3.73m)
- Bedroom Three

10' 7" x 15' 8" (3.23m x 4.78m)
- Bedroom One

10' 8" x 14' 6" (3.25m x 4.42m)
- En-Suite

10' 0" x 4' 7" (3.05m x 1.40m)
- Bedroom Two

9' 4" x 20' 4" (2.84m x 6.20m)
- Kitchen

7' 4" x 15' 6" (2.24m x 4.72m)

- Family Bathroom

6' 0" x 6' 11" (1.83m x 2.11m)
- Living Room

12' 6" x 24' 3" (3.81m x 7.39m)
- Dining Room

12' 5" x 15' 1" (3.78m x 4.60m)
- Outside Space
- Driveway Parking
- Garage

11' 9" x 21' 6" (3.58m x 6.55m)
- Private Rear Garden

Council Tax Band

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