

Chapel Hill, Tilehurst, Reading.

£650,000 Freehold

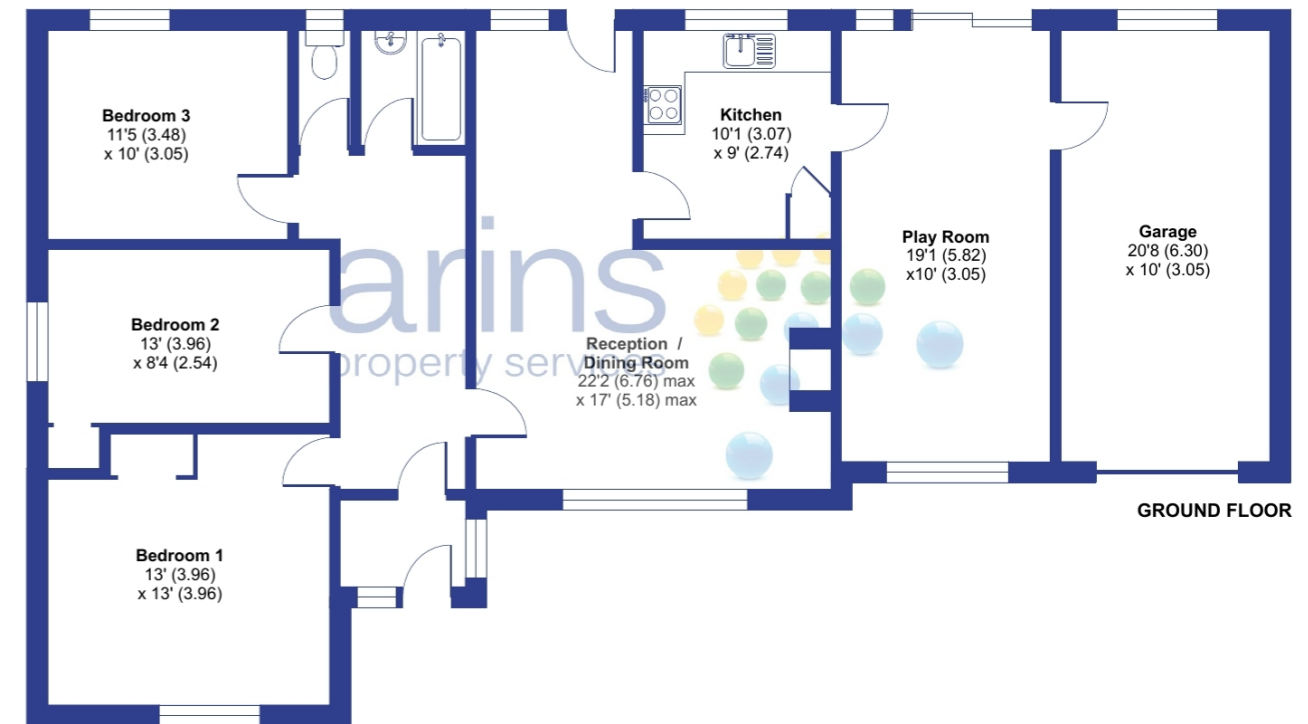
Arins Tilehurst - Offered to the market is this three double bedroom detached bungalow, with the opportunity to extend to a larger property subject to the correct planning permission, while being close to Tilehurst Village centre, Sulham Woods and is walking distance to a bus route which leads to Tilehurst train station and Reading town centre. Further accommodation includes a large lounge/ dining room, fitted kitchen with a large play room/ utility room, refitted bathroom with a separate WC. Other features include double glazed windows, gas central heating, a large single garage, driveway parking for a number of vehicles, an enclosed rear garden.

- Three Bedrooms
- Detached Bungalow
- Large Lounge/ Dining Room
- Playroom/ Utility Room
- Large Single Garage
- Driveway Parking
- Potential to Extend (STPP)
- Large Enclosed Rear Garden



**Chapel Hill, Tilehurst, Reading, RG31**

Approximate Area = 1211 sq ft / 112.5 sq m  
Garage = 206 sq ft / 19.1 sq m  
Total = 1417 sq ft / 131.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for RLL Investment LTD (Arins Property Services). REF:1016580

**Property Description**

**Ground Floor**

**Entrance Porch**

Double glazed windows and access to main entrance hall.

**Entrance Hall**

Radiator, access to all bedroom, lounge/ dining room, bathroom and separate WC.

**Lounge/ Dining Room**

22' 2" x 17' 0" (6.76m x 5.18m) Front and rear aspect double glazed windows, door leading to rear garden, two double radiators, feature brick wall with open fireplace built in, TV point, access to kitchen,

**Kitchen**

10' 1" x 9' 0" (3.07m x 2.74m) Rear aspect double glazed window, a range of eye and base level units, single bowl with drainer, fitted electric hob with extractor fan overhead, plumbing for dishwasher or washing machine and access to playroom/ utility room.

**Playroom/ Utility Room**

19' 1" x 10' 0" (5.82m x 3.05m) Front and rear aspect double glazed windows, patio door leading to rear garden, access to garage, single radiator and plumbing for washing machine.

**Bedroom One**

13' 0" x 13' 0" (3.96m x 3.96m) Front aspect double glazed window, fitted wardrobe, radiator.

**Bedroom Two**

13' 0" x 8' 4" (3.96m x 2.54m) Side aspect double glazed window, radiator.

**Bedroom Three**

11' 5" x 10' 0" (3.48m x 3.05m) Rear aspect double glazed window, radiator.

**Bathroom**

Rear aspect double glazed window, panel enclosed bath, pedestal wash hand basin, tiled walls.

**Separate WC**

Rear aspect double glazed window, low level WC.

**Outside**

**Single Garage**

20' 8" x 10' 0" (6.30m x 3.05m) Up and over door, has light and power.

**Front Garden**

Concrete drive providing off road parking for multiple vehicles, with separate lawned area.

**Rear Garden**

Enclosed rear garden, with patio area and good sized lawn, surrounded by mature shrubs and bushes.

**Council Tax Band**

