



2a Chapel Hill

Tilehurst, RG31 5DG

Offers in excess of £350,000 Freehold



VP - NO ONWARD CHAIN. This delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The inviting living/dining room is ideal for family gatherings, while the additional office room presents a wonderful opportunity for those who work from home or require a quiet space for study.

On the first floor, you will find two spacious bedrooms, each designed to create a restful retreat. The bathroom is conveniently located nearby, ensuring ease of access for all residents.

The property also features off-road parking for two vehicles, a valuable asset in this sought-after area. Outside, the garden is a true highlight, complete with a side access gate, a lovely patio, and a well-maintained lawn. This outdoor space is perfect for al fresco dining, allowing you to enjoy the fresh air and sunshine during the warmer months.

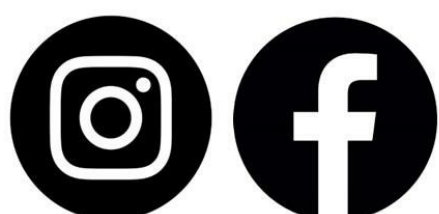
This semi-detached house is not only a comfortable home but also a wonderful opportunity for those looking to settle in a friendly community. With its practical layout and appealing outdoor area, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.

Council tax band - C

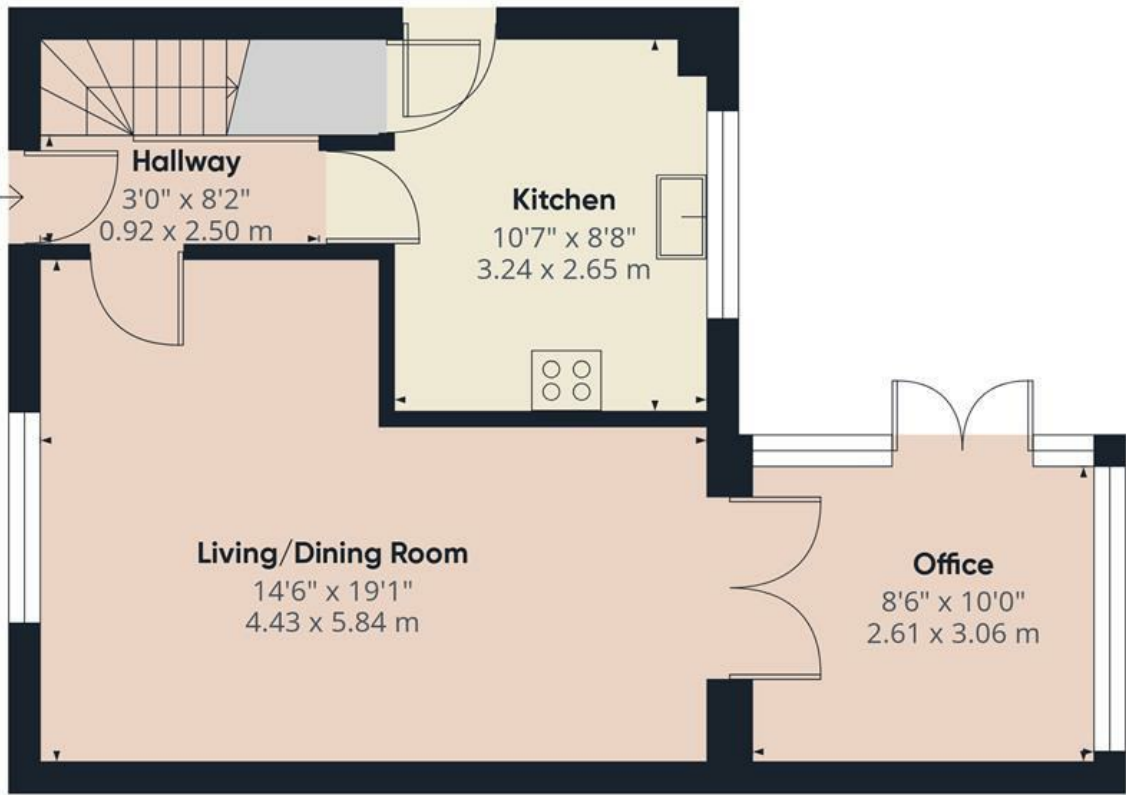
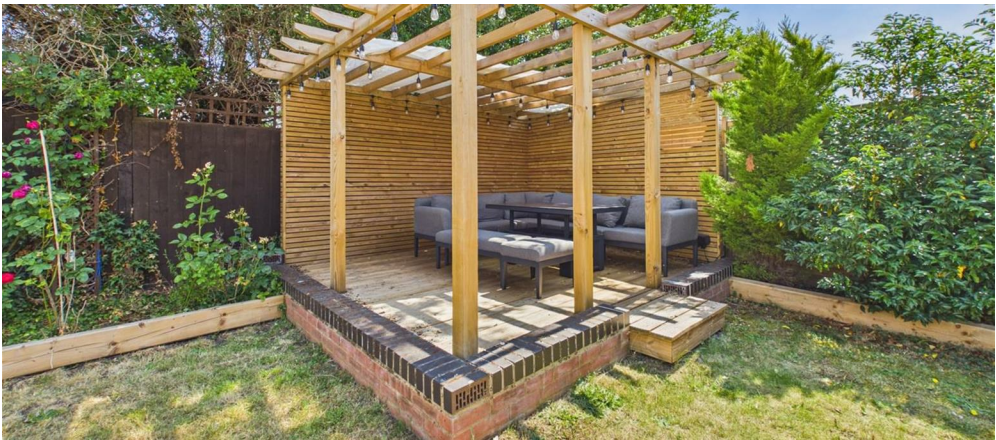
- NO ONWARD CHAIN
- OFF ROAD PARKING
- LIVING/DINING ROOM
- OFFICE ROOM
- GARDEN WITH SIDE ACCESS
- TWO BEDROOMS



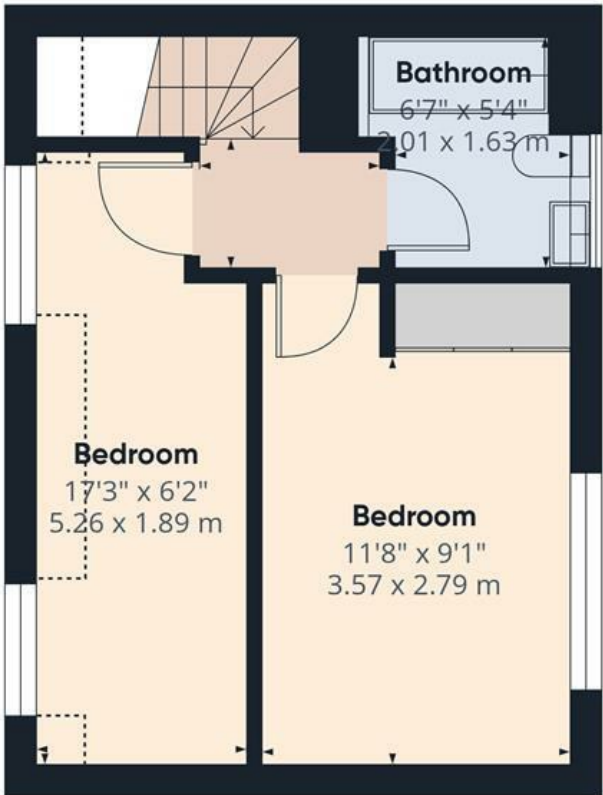
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Ground Floor



Floor 1



Approximate total area^m

760 ft²
70.6 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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