



**121 Chapel Hill, Tilehurst, Reading, RG31 5DD**  
**Offers In Excess Of £600,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- No Onward Chain
- Versatile 3/4 Bedroom Accommodation
- 21ft Dual Aspect Living Room
- Detached Garage With Power
- South-Facing Mature Garden
- Extended Detached Family Home
- Potential Annex (STPP)
- 20ft Kitchen/Breakfast Room
- Ample Driveway Parking
- Close To Countryside & Sulham Woods

Offered to the market with the added advantage of no onward chain is this extended three/quarter bedroom detached family home, offering versatile and spacious accommodation throughout. The property also presents potential to create a self-contained annex (subject to the relevant planning permissions), making it ideal for multi-generational living.

Situated on a sought-after road on the western fringes of Tilehurst, bordering Sulham, the home enjoys a semi-rural feel while remaining conveniently positioned for everyday amenities. The property is within walking distance of miles of open countryside and Sulham Woods, perfect for those who enjoy outdoor pursuits, while Tilehurst village centre and a range of well-regarded primary and secondary schools are also easily accessible.

The ground floor accommodation comprises an entrance hall, shower room, bedroom four/snug with dual aspect, dining room with stairs rising to the first floor, family room, and an impressive 21ft dual-aspect living room with sliding doors opening onto the rear garden. There is also a 20ft kitchen/breakfast room and separate utility room. Upstairs, the first floor offers three well-proportioned double bedrooms, all serviced by a three-piece family bathroom. Further benefits include gas central heating and UPVC double glazing.

Externally, the property continues to impress with a detached garage with light and power, ample driveway parking for multiple vehicles, and a well-tended, mature south-facing rear garden mainly laid to lawn with a variety of shrubs and plants. A large patio area with canopy provides an excellent space for outdoor entertaining, relaxing and gardening.

For further information or to arrange a viewing, please contact Sansome & George Tilehurst Branch.

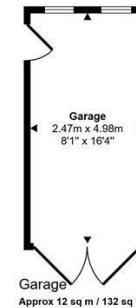
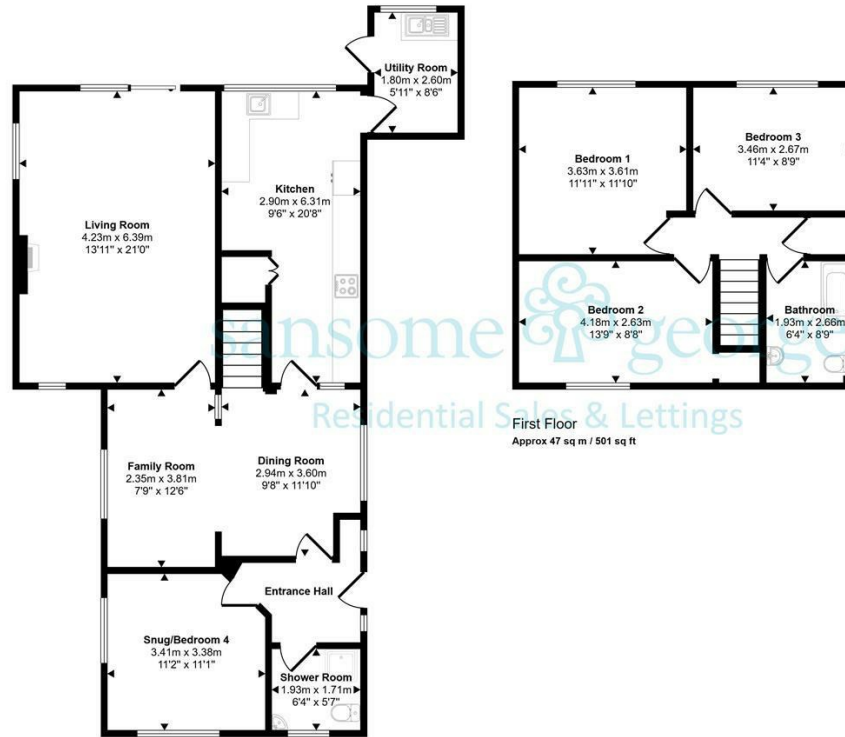
**Purchaser's Note:**

The property has previously been affected by subsidence caused by soil shrinkage, understood to have been influenced by nearby vegetation. Remedial works were completed on 8th July 2025, with no underpinning required. Further information and supporting documentation are available upon request.

Reading Borough Council - Band F



Approx Gross Internal Area  
151 sq m / 1627 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	60	69

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

Misrepresentation and Misdescriptions Acts

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