



Chapel Hill, Tilehurst, Reading, RG31 5DH

£750,000

Walmsley

## Chapel Hill, Tilehurst, Reading, RG31 5DH

An immaculately presented and much-improved, detached chalet residence offering a wealth of flexible living space. The light and airy accommodation comprises; entrance hall, sitting room/bedroom 3, snug/bedroom 4, utility, refitted shower room, stunningly curved, open-plan kitchen/dining room with refitted kitchen and bi-fold doors leading to the garden. To the first floor is the main bedroom, bedroom 2 and refitted family bathroom.

The property sits centrally in the plot and externally boasts a well kempt rear garden with elevated views and multiple patio areas, 20ft garage and 17ft summer house with light and power. Further benefits include gas central heating, UPVC double glazing and off road parking. Viewing highly recommended

The property falls within the catchment area for well-regarded primary and secondary schools. Tilehurst Train Station-offering direct services to Reading Mainline, London Paddington, and Oxford-along with Tilehurst Village, are both situated approximately 1.7 miles away. Regular bus routes also provide convenient access to Reading town centre, just 4.6 miles to the east.

EPC - D

Council tax - F

## Tenure - Freehold

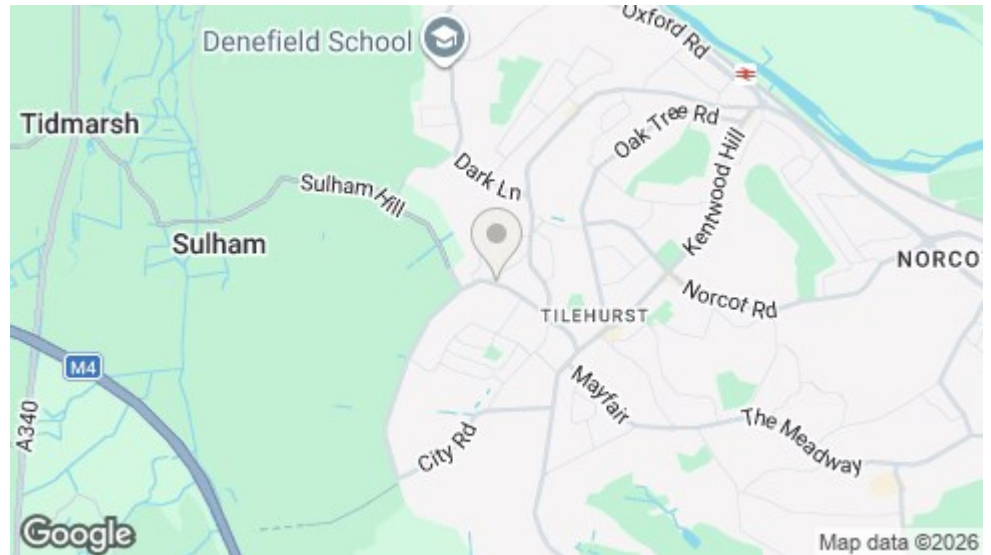




- Detached
- Four bedrooms
- 25ft kitchen/dining room
- 17ft summer house
- Two refitted bathrooms
- Flexible accommodation
- 20ft garage
- Immaculately presented

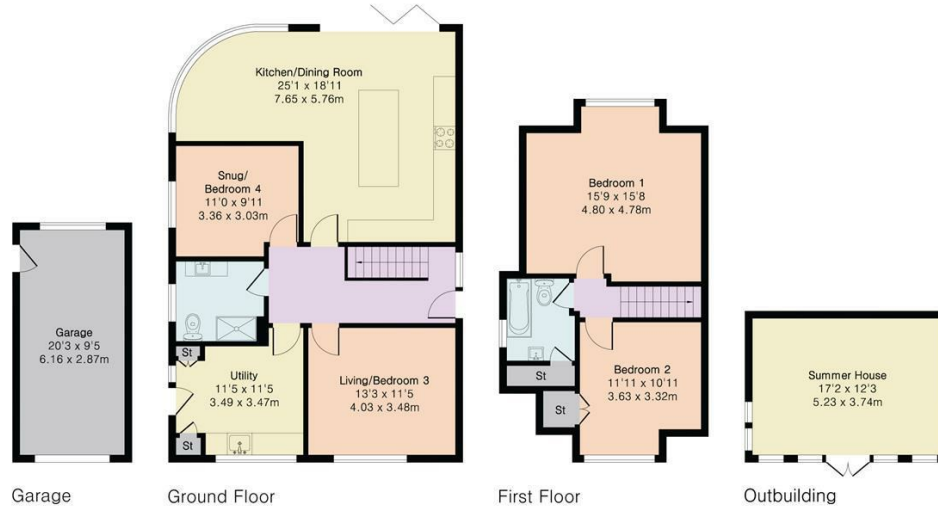
 4
  2
  3
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**Approximate Gross Internal Area 1403 sq ft - 131 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 942 sq ft - 88 sq m  
 First Floor Area 461 sq ft - 43 sq m  
 Garage Area 190 sq ft - 18 sq m  
 Outbuilding Area 211 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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