



96 Chapel Hill, Tilehurst, Reading, Berkshire, RG31 5DH
Guide Price £800,000 Freehold

sansome & george
Residential Sales & Lettings

- Deceptively Spacious & Versatile Accommodation Over 3 Floors
- Bay Fronted Dining room
- Kitchen Breakfast Room
- First Floor Shower Room & En Suite Shower (Bedroom 2)
- Two Driveways & Attached Garage
- Impressive Lower Ground Floor Living Room & Office
- Family Room & Study
- Ground Floor Bathroom
- Gas Radiator Central Heating & UPVC Double Glazing
- Secluded and Established Rear Garden

A rare opportunity to acquire this versatile and deceptively spacious detached chalet-style home, perfectly positioned close to Tilehurst village, excellent local schools, and railway station with links to central London, making it ideal for commuters and families alike.

Set in a highly sought-after location near miles of open countryside in nearby Sulham, this well-presented property offers flexible living accommodation across three floors, with generous room sizes and plenty of natural light throughout.

The layout is adaptable to suit a variety of needs, whether you're looking for multi-generational living, home working space, or simply a comfortable and spacious family home.

Accommodation comprises entrance hall, bay fronted dining and family rooms which could be used as additional ground floor bedrooms, rear aspect kitchen breakfast room, study and family bathroom. A quirky feature of this home benefits from a staircase leading to a lower ground floor living room with direct access onto the rear garden and a home office. Stairs lead to first floor landing which services a contemporary shower room, three bedrooms and with bedroom 2 featuring an en suite shower.

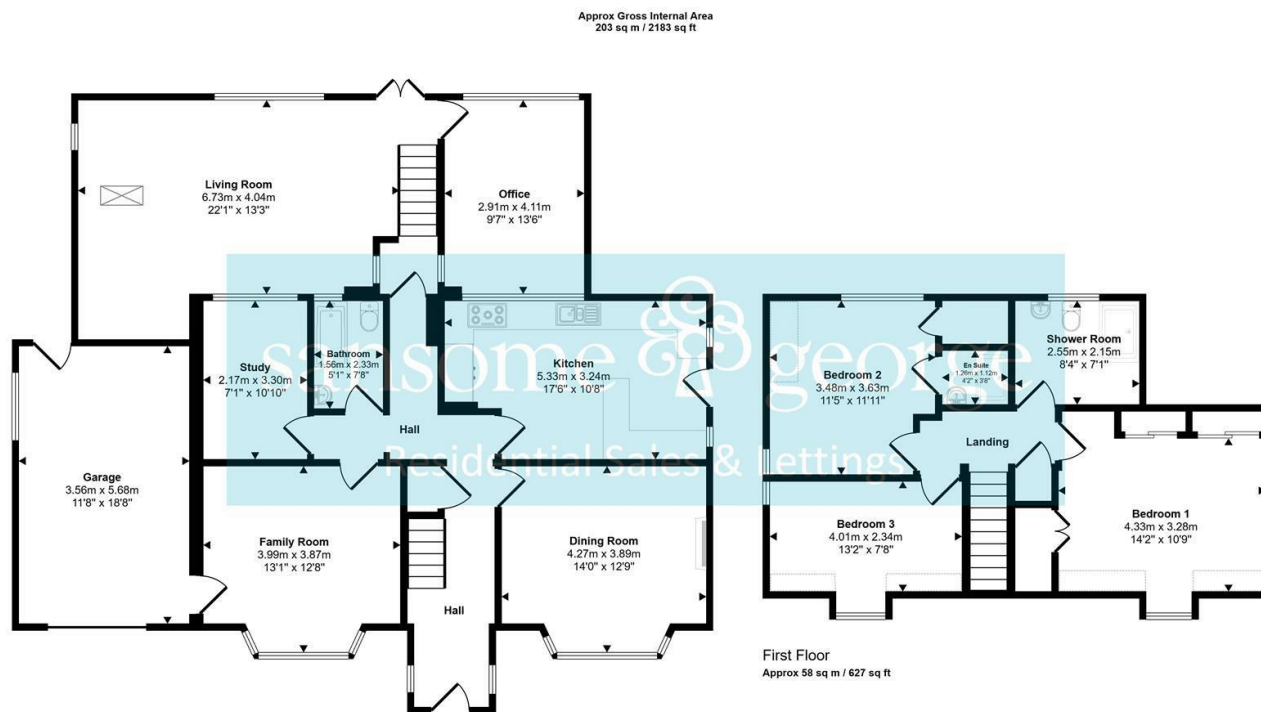
This fine home has the added advantage of UPVC double glazed windows and gas radiator central heating throughout.

Outside, the property boasts a fabulous well established secluded and sizable private rear garden, two separate driveways to the front with a garden area between, attached garage and scope for further extension potential or further improvement (subject to the usual consents).

Please contact Sansome & George Tilehurst Office to arrange a viewing or to request further information.

Council Tax Band F - West Berkshire.

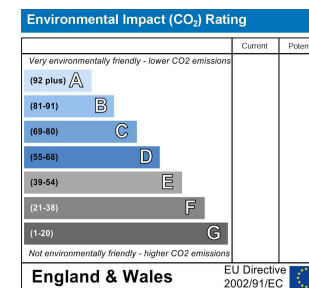
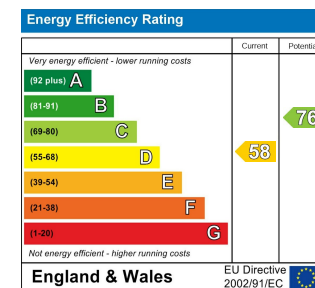
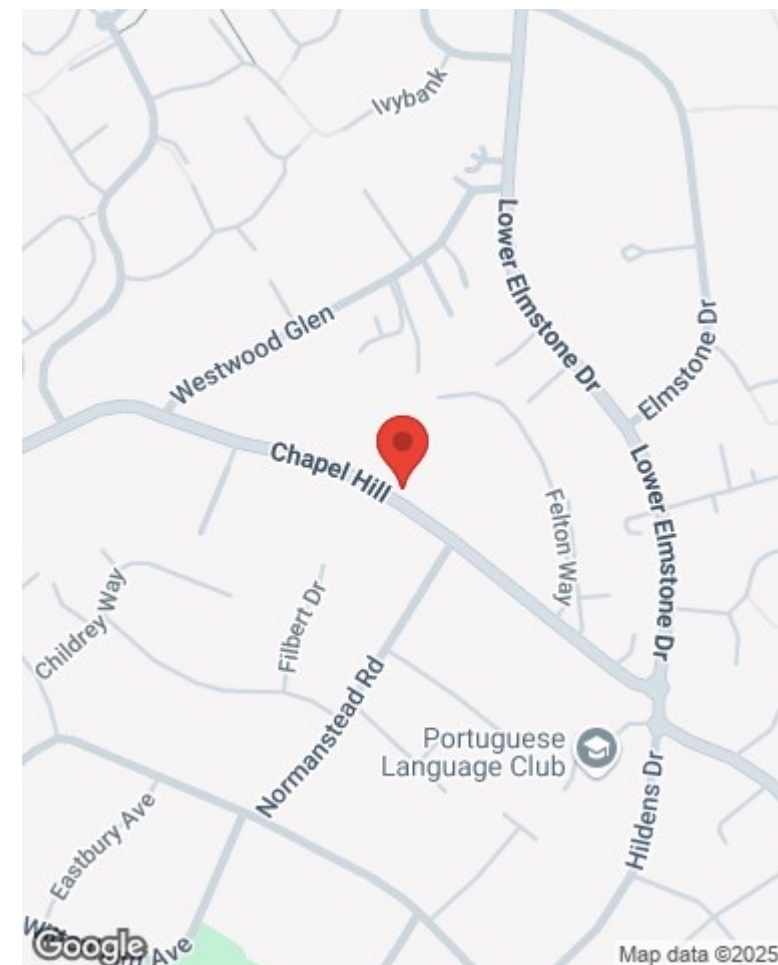




Ground Floor
Approx 145 sq m / 1557 sq ft

Denotes head height below 1.5m

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.



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