



153 Chapel Hill, Tilehurst, Reading, RG31 5DD
£700,000 Freehold

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Residential Sales & Lettings

- Immaculately Presented 3 Bedroom Detached Bungalow
- 3 Double Bedrooms & En Suite Shower Room
- Kitchen
- Additional Vegetable Plot With 2 Greenhouses
- Ample Driveway Parking
- Hallway & Bathroom
- Living Room & Separate Dining Room
- Gas Radiator Central Heating & Double Glazed Windows
- Southerly Aspect Rear Garden
- Detached Garage With Light & Power

Offered to the market for the first time in over 30 years, this well presented three double bedroom detached Bungalow offers spacious and versatile accommodation.

Set back from the road with ample driveway parking, this much-loved home features a large private rear garden and a detached garage with access onto the garden offering both excellent outdoor space and further potential for extension or personalisation.

Upon entering, you are welcomed by two bright and airy double bedrooms at the front of the property, each featuring attractive bay windows. One benefits from built-in wardrobes, whilst the other boasts its own en-suite shower room, perfect for guests or multi-generational living.

At the heart of the home is a spacious living room, with sliding doors opening onto the beautifully maintained garden, ideal for relaxing or entertaining. A separate dining room provides a versatile space for family meals, a home office, or a playroom.

The third double bedroom, also with built-in wardrobes, overlooks the rear garden, ensuring peace and privacy. A modern family bathroom and a well-equipped kitchen with generous storage and workspace complete the internal layout.

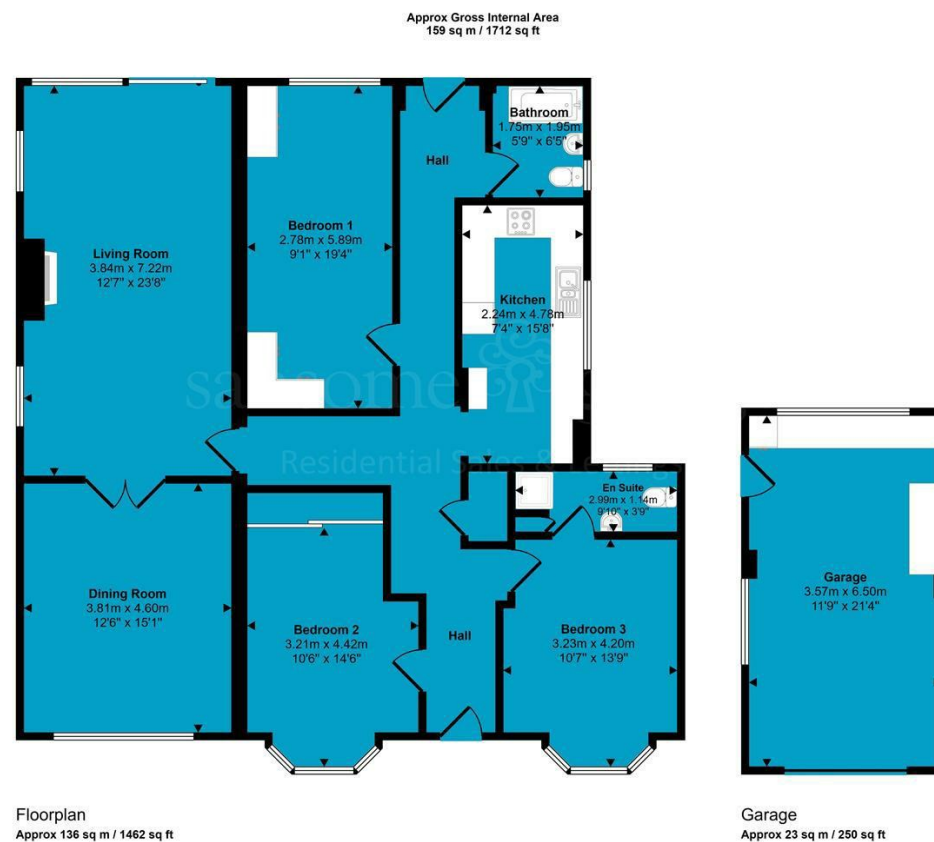
Externally, the property continues to impress with a detached garage with light and power, ample driveway parking for multiple vehicles and a substantial southerly aspect mature rear garden, offering excellent flexibility for outdoor living, gardening, or future development (STPP).

Located in the desirable Chapel Hill area, the property is within easy reach of excellent local schools, including Denefield and Little Heath Schools, and close to Sulham Woods with its miles of open countryside and woodland, perfect for scenic walks and outdoor recreation. Convenient transport links including Tilehurst railway station, frequent bus services and local amenities within Tilehurst village are also nearby.

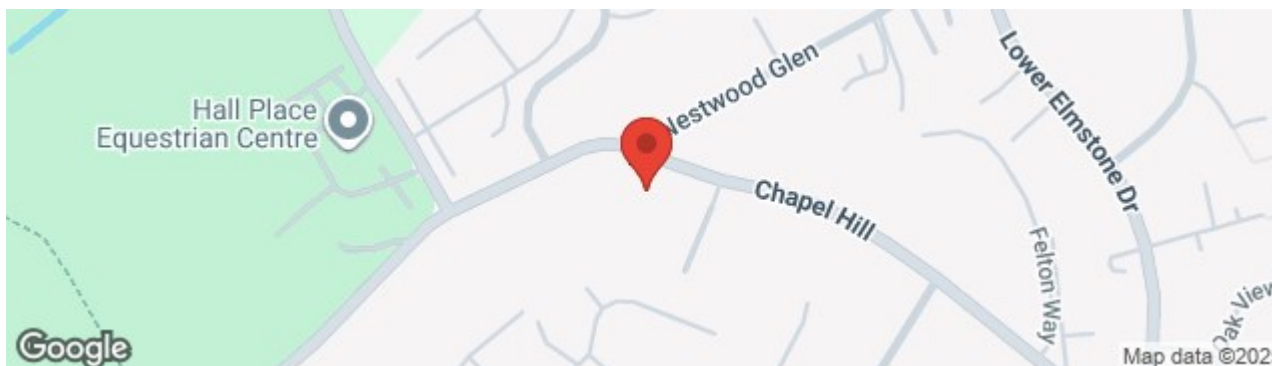
Please contact Sansome & George Tilehurst branch to arrange a viewing.

Council Tax - Band F - Reading Borough Council.





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		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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