

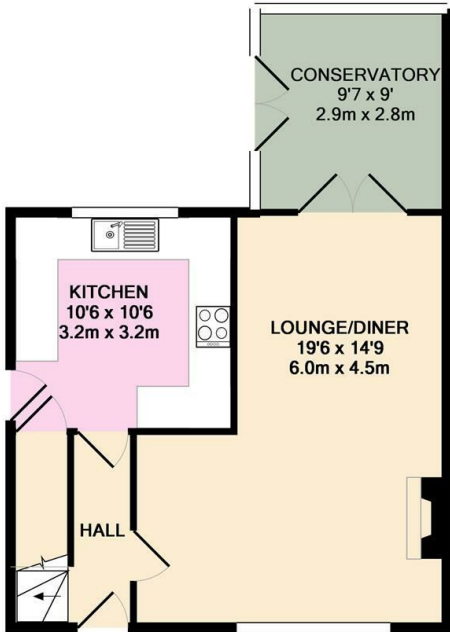


2A Chapel Hill
Tilehurst, RG31 5DG

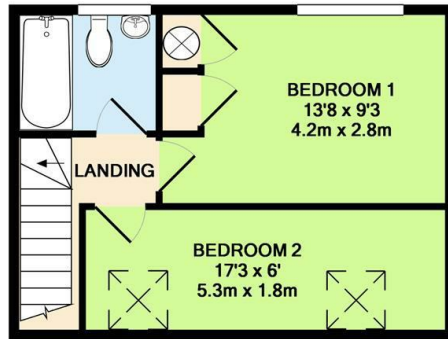
Price guide £355,000 Freehold

VillageProperties.co.uk

2A Chapel Hill



GROUND FLOOR
APPROX. FLOOR
AREA 45.2 SQ.M.
(487 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 29.1 SQ.M.
(314 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.3 SQ.M. (800 SQ.FT.)
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DESCRIPTION:

VP – Presented to the market is this immaculate semi-detached house situated close to the heart of the village centre within walking distance of sought-after schools, bus services to Reading town centre, coffee shops and other local amenities plus only 1 mile to Tilehurst train station (direct to London Paddington).

The accommodation comprises of entrance hall, a lounge/dining room, conservatory/playroom, rear aspect kitchen with built in oven & hob, 2 bedrooms and a refitted bathroom with shower. Other benefits include a landscaped rear garden with patio area and a gated side access to the driveway.

SUMMARY OF ACCOMMODATION:

- VILLAGE CENTRE LOCATION
- 2 BEDROOMS
- REFITTED BATHROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO SCHOOLS
- DRIVEWAY PARKING
- STUNNING CONDITION
- 1 MILE TO TRAIN STATION

ADDITIONAL INFO:

Approx.net floor area:
74.3 sq.m/ 800 sq.ft.

Local Authority:
Reading Borough Council
Tax Band: C

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

VIEWING STRICTLY BY APPOINTMENT:

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