



92 Chapel Hill  
Tilehurst, RG31 5DH

Guide price £685,000 Freehold

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# 92 Chapel Hill

GROUND FLOOR  
1709 sq.ft. (158.8 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 2174 sq.ft. (202.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## DESCRIPTION:

VP - This property will remain available for viewings until Sunday 28th August, thereafter any interested party will need to submit their best and final offer by 10am on Monday 29th August 2022.

Presented to the market is this stunning three bedroom chalet detached bungalow with a double garage, ample off road parking and within easy access to schools, bus routes, Tilehurst centre and the M4 Junction 12. The property comprises entrance hallway, two double bedrooms, stunning bathroom suite, extended living/dining room and a kitchen/dining room. On the first floor there is a further bedrooms with storage space. The rear garden is a mixture of patio, lawn and access to the garage and outbuilding.

## SUMMARY OF ACCOMMODATION:

- DETACHED
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKINGQ
- CHALET BUNGALOW
- KITCHEN/DINING ROOM
- THREE BEDROOMS
- ELECTRIC GATES
- EXTENDED
- REFITTED BATHROOM
- OFFICE/OUTBUILDING

## ADDITIONAL INFO:

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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