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62 Longworth Avenue, Tilehurst, Berkshire, RG31 5JY
Guide Price £375,000 Freehold

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Residential Sales & Lettings

- No Onward Chain
- Two Spacious Double Bedrooms
- Short Walk To Countryside & Parks
- Dual-Aspect Lounge/Diner
- Mature Rear Garden
- Extended Haddock Built Home
- Desirable School Catchment
- Village Shops & Eateries Nearby
- Driveway Parking & Garage
- Scope To Extend (STPP)

Offered to the market with the added advantage of no onward chain complications is this extended, two double bedroom semi-detached home, built by the renowned Haddock Homes. Situated within the catchment area for highly desirable primary and secondary schools, this well-presented property is under 15 minutes' walk from beautiful open countryside and playing fields. A wide range of amenities can be found in nearby Tilehurst Village, including convenience stores, restaurants, and takeaways, all within a 5-minute stroll. Regular bus services are available, and Tilehurst train station offering connections to Reading Mainline, Oxford, and London Paddington, is approximately 2 miles away. Reading Town Centre and Junction 12 of the M4 Motorway, along with IKEA and the Retail Park, are easily accessible for commuting or leisure.

Accommodation comprises an entrance hall with stairs rising to the first floor, a bright dual-aspect lounge/diner, and a kitchen featuring ample storage, generous work surfaces, and a larger cupboard. From the kitchen, a rear lobby provides access to the garden via a UPVC door, a cloakroom, and an internal door leading into the garage, which benefits from light and power.

On the first floor, there is a landing, two spacious double bedrooms, and a three-piece family bathroom. Further benefits include gas radiator central heating and double glazing throughout.

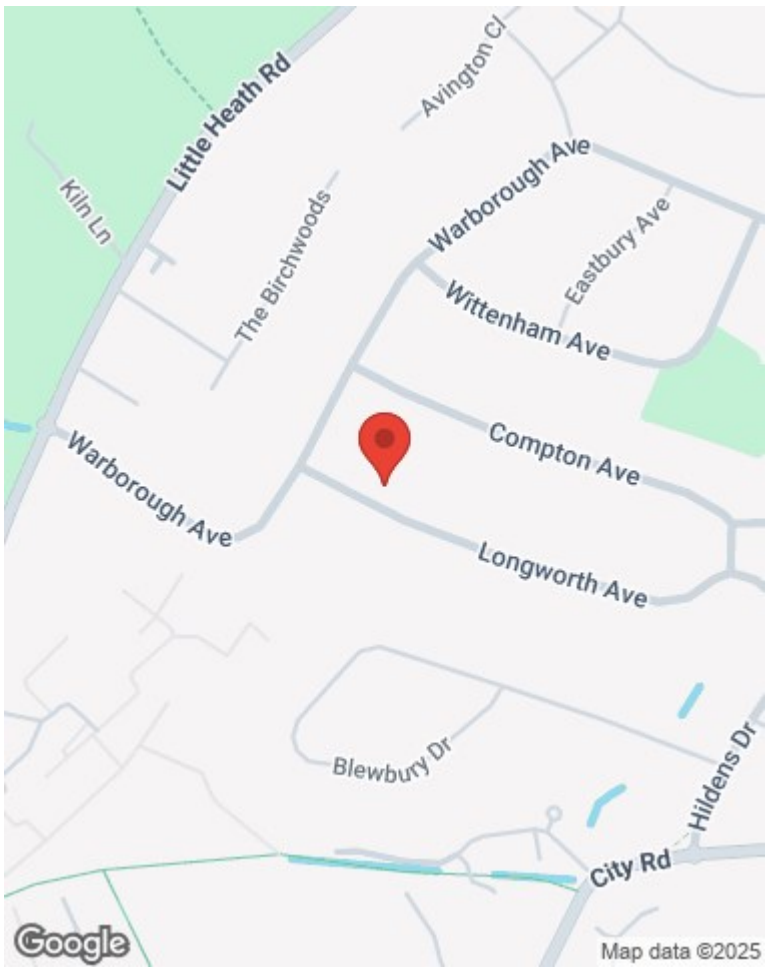
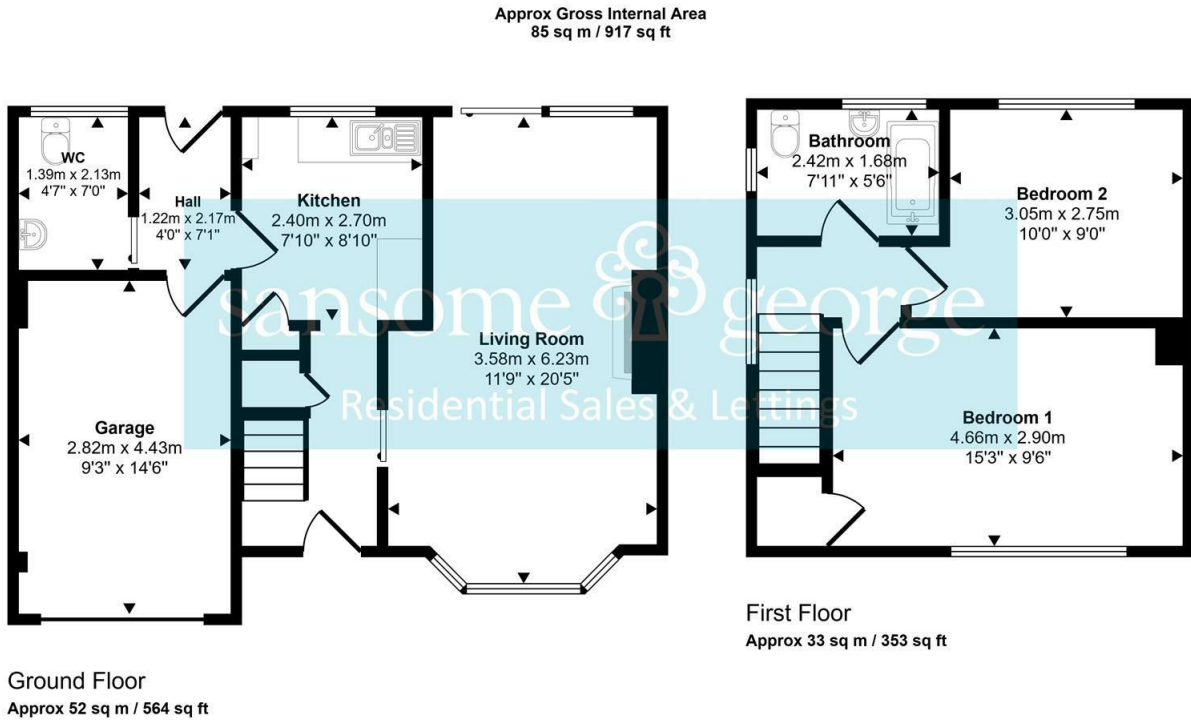
Outside, the property boasts a mature, fully enclosed rear garden mainly laid to lawn, with established plants and shrubs to the borders and a patio area ideal for entertaining. The garage can be accessed from both the front and rear and offers light and power. To the front, there is driveway parking and a shingled area providing additional space.

This much-loved home also offers fantastic potential for future enlargement if desired, with many neighbouring properties having extended over the garage or to the rear (subject to the necessary consents).

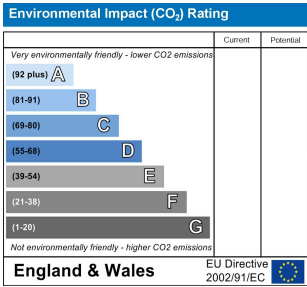
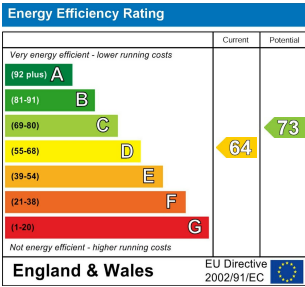
Early interest is anticipated in this highly sought-after home. To arrange a viewing or request further information, please contact Sansome & George today.

Council Tax: West Berkshire Council – Band D





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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