55 Long Lane, Tilehurst, Reading, RG31 6YN
£600,000 Freehold

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Residential Sales & Lettings

- 4 Bedroom Extended Semi-detached Home
- Living & Dining Room
- Gas Radiator Central Heating & UPVC Double glazing
- Enclosed Rear Garden With Outbuilding
- Double Integral Garage With Utility Area
- Ground Floor WC
- Kitchen Breakfast Room & Study/Office
- Spacious En Suite Shower Room & Bathroom
- Ample Driveway Parking
- No Onward Chain

Deceptively spacious and substantially extended family home, offering over 2,100 sq ft of versatile accommodation, this impressive property is ideally positioned on the western fringes of Tilehurst, neighbouring the beautiful Sulham Woods and the picturesque village of Purley on Thames. Offered for sale with no onward chain, the home provides an excellent combination of generous living space, practical family accommodation and a secluded garden. The surrounding area is particularly appealing, with Sulham Woods providing acres of open countryside and scenic walking routes, while nearby Purley-on-Thames offers delightful riverside walks along the River Thames. The property is also conveniently located for a selection of highly regarded primary and secondary schools, Tilehurst railway station, which provides direct links towards central London, and the sought after village of Pangbourne with its excellent range of shops, cafés, restaurants and everyday amenities.

On entering the property, a welcoming entrance hall leads to a useful ground floor cloakroom and a front aspect living room. The spacious dining room provides an ideal setting for family meals and entertaining, while the generous kitchen/breakfast room forms the heart of the home and offers plenty of space for informal dining and family life. A particularly useful study/office completes the ground floor and adds valuable practical storage and workspace. The first floor provides four generously proportioned bedrooms, with the principal bedroom being especially impressive in size and benefiting from a spacious en-suite shower room. The remaining bedrooms offer excellent flexibility for a growing family, guests or home working, while a well appointed four piece family bathroom serves the rest of the accommodation. Other general notable benefits include gas radiator central heating and UPVC double glazing.

Outside, the rear garden offers a peaceful and private retreat. The fully enclosed garden features a patio area, generous lawn, and a mature selection of shrubs and established trees, creating a secluded setting ideal for relaxing and entertaining. A substantial outbuilding provides further useful space, while gated side access leads conveniently to the front of the property The property also benefits from a large double integral garage with utility area, accessed via a courtesy door from the garden, with both light and power connected. The garage also incorporates a useful utility area with sink, providing additional practical space for storage, hobbies or household requirements.

Overall, this is a substantial and versatile family home, combining excellent proportions with a desirable semi rural setting, while remaining conveniently placed for schools, transport links and local amenities. With over 2100 sq. ft. of accommodation, a private rear garden, double integral garage and the considerable advantage of no onward chain, this is a home that deserves an early inspection. Please contact Sansome & George Tilehurst office on 0118 942 1500 for any further information to arrange an appointment to view.

West Berkshire Council - Band D

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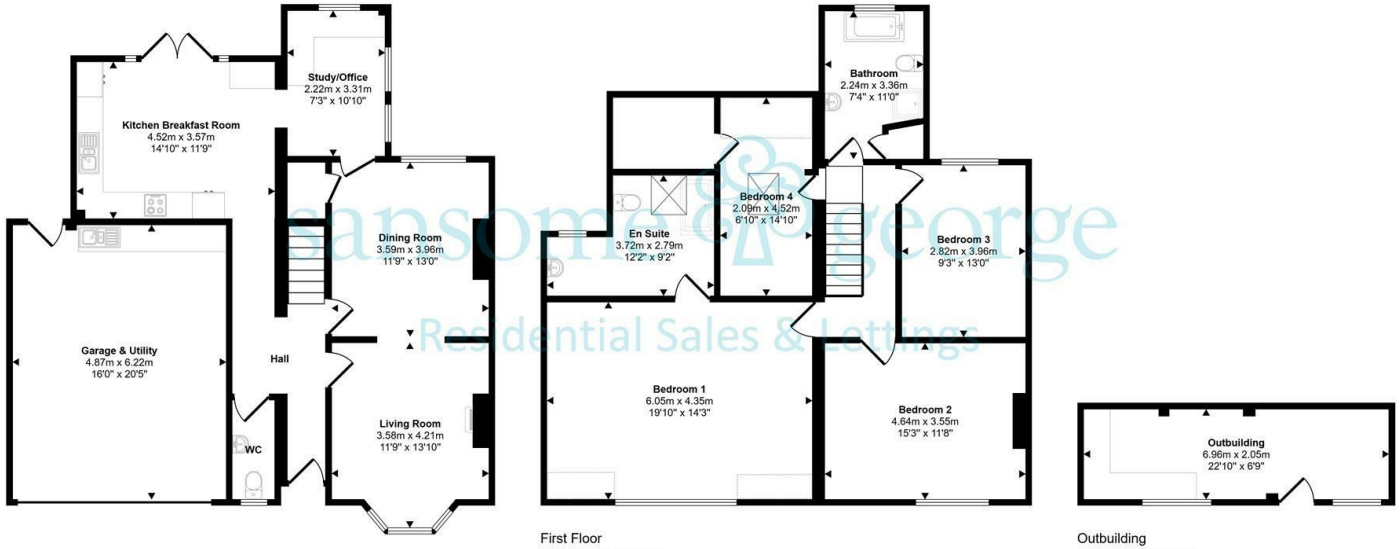
Approx Gross Internal Area
210 sq m / 2264 sq ft



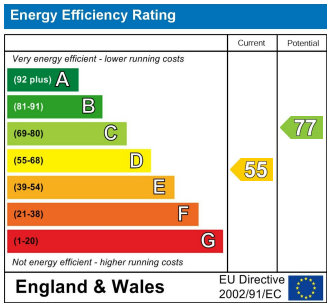
Ground Floor
Approx 100 sq m / 1079 sq ft

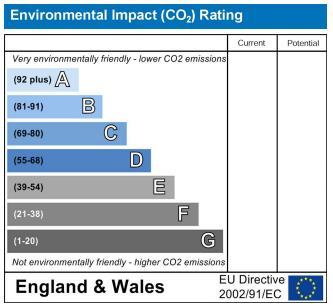
First Floor
Approx 96 sq m / 1031 sq ft

Outbuilding
Approx 14 sq m / 153 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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