



71 Longworth Avenue  
Tilehurst, RG31 5JU

Guide price £475,000 Freehold



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# 71 Longworth Avenue

## DESCRIPTION:

VP - Presented to the market is this three bedroom semi detached house with off road parking and a garage. There is excellent access to local schools, amenities, bus routes and parks.

The property comprises entrance hallway, living/dining room, fitted kitchen with access to the garage and rear garden. On the first floor there are three bedrooms and a separate WC and refitted shower room suite. The rear garden is circa 80ft in depth and has a patio/lawn area.

Council tax band - D

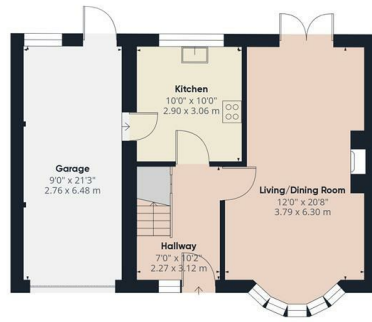
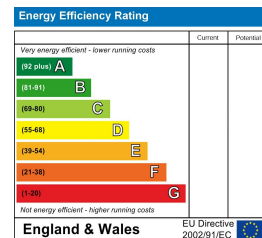
## SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- OFF ROAD PARKING
- CIRCA 80FT REAR GARDEN
- CLOSE TO SCHOOLS
- SEMI DETACHED
- GARAGE
- GAS CENTRAL HEATING
- CLOSED CHAIN ABOVE

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

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Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
1030.54 ft<sup>2</sup>  
95.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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