



sansome  george

**73 Longworth Avenue, Tilehurst, Berkshire, RG31 5JU**  
**£450,000 Freehold**

sansome  george  
Residential Sales & Lettings



- 'Haddock' Built Double Bay Fronted
- 23' Lounge/Diner
- Shower Room & Separate WC
- Mature & Landscaped Rear Garden
- Catchment Area Of Highly Desirable Primary & Secondary Schools
- Three Bedrooms Semi-detached Home
- Kitchen With Ample Storage
- Full Tandem Garage
- Driveway Parking
- No Onward Chain

Offered to the market for the first time since 1962 and offered with no onward chain complications is this immaculate double bay fronted three bedroom 'Haddock' built semi-detached home, located within the catchment of highly desirable primary and secondary schools and under 15 minutes walk from beautiful countryside and playing fields. There are a range of amenities in the nearby Tilehurst Village which include convenience stores, along with restaurants/takeaways all being within 5 minutes walk. Regular bus services are available, along with the Tilehurst train station (Reading Mainline, Oxford, London Paddington) being circa 2 miles away. Reading Town Centre or Junction 12 of the M4 Motorway with IKEA & Retail Park are within a simple commute.

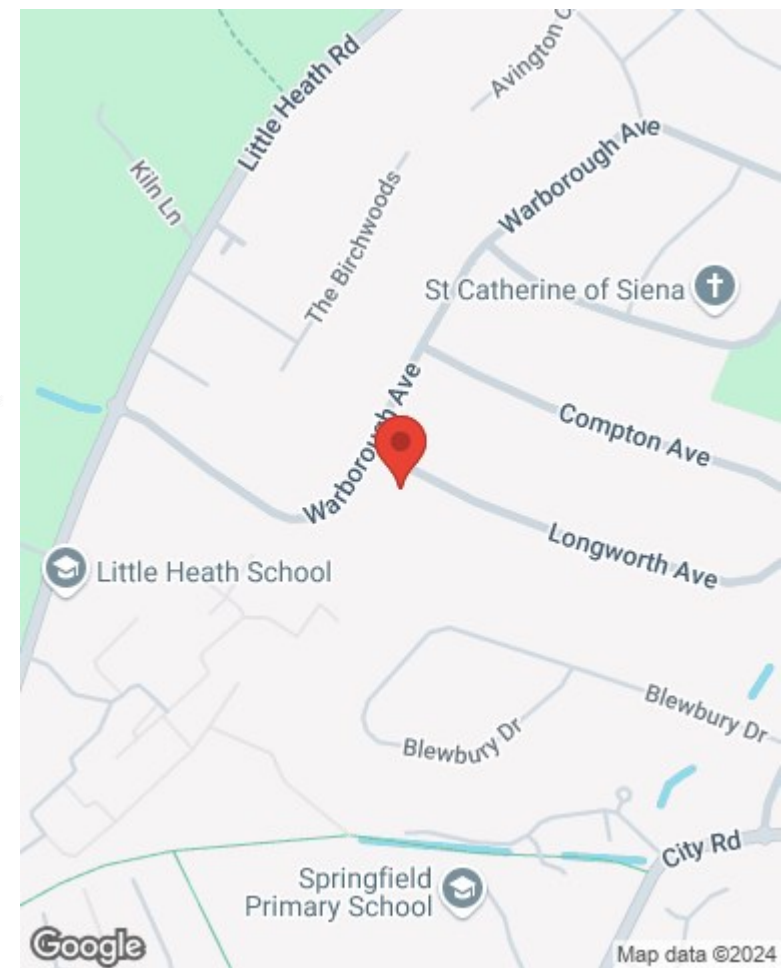
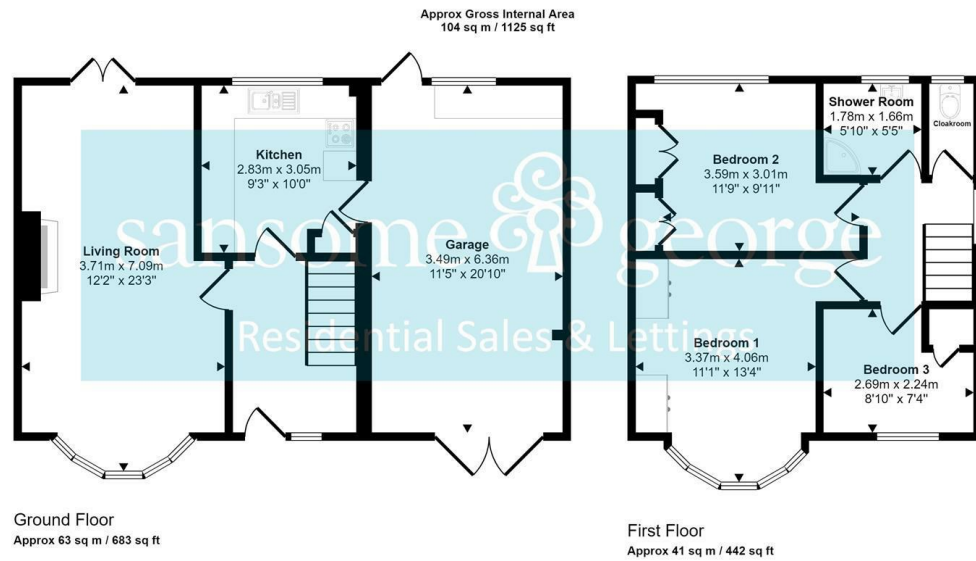
Accommodation comprises of entrance hall with stairs rising to the first floor, 23' bay fronted lounge/diner, kitchen with ample storage/worksurfaces and larder cupboard with door leading to full tandem garage. The first floor consists of landing, three well proportioned bedrooms with all boasting built in storage cupboards, shower room and a separate WC, Further benefits include gas radiator central heating, cavity walls insulation, water softener and double glazing. Outside offers a Southerly facing mature and landscaped fully enclosed rear garden that is mainly laid to lawn with various plants and shrubs to borders, patio area, wooden shed, full tandem garage with the added advantage of light and power that gives access to the rear and front gardens, driveway parking and lawn area.

This much loved home offers great opportunity if so desired for further enlargement in the future with many neighbouring properties being extended to the side (over the garage) or to the rear (all subject to necessary consents).

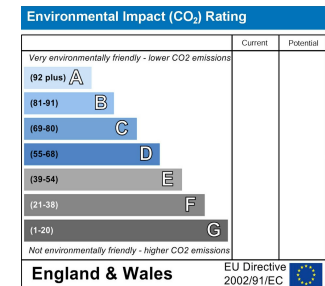
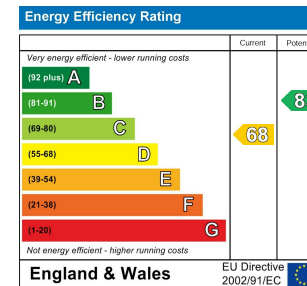
Please contact Sansome & George to schedule a viewing appointment or for any further information as early interest is anticipated in the highly sought after home.

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.



**Misrepresentation and Misdescriptions Acts**

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.





9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)