



**45 Long Lane, Tilehurst, Reading, Berkshire, RG31 6YN**  
**Guide Price £900,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Refurbished 4 Bedroom Extended Detached Home
- Study
- Family Room/Dining Room
- En Suite Shower Room to Bedroom 1
- Driveway Parking & Detached Garage

- Ground Floor WC & Utility Room
- Rear Aspect Open Plan Kitchen & Living Room
- Spacious 4 Piece Family Bathroom
- Large Rear Garden
- No Onward Chain

This superbly extended and recently refurbished detached home offers stylish, high-specification living, in one of Reading's most sought after locations. Situated on the desirable Long Lane, on the western fringes of Reading, the property enjoys a prime position near the charming villages of Tilehurst and Pangbourne, both known for their independent shops, riverside walks, and strong community spirit.

Surrounded by miles of open countryside, the home is just minutes from excellent recreational facilities including sports clubs, a community barn, and social venues. Families will appreciate the proximity to highly regarded schools such as Long Lane and Purley Infants, as well as easy access to local shops, frequent bus routes, and Tilehurst railway station, offering convenient links to Central London and Oxford.

Accommodation comprises entrance hall, ground floor WC, utility room, dining room/family room and a rear aspect open plan modern fitted kitchen and living room with feature bi-fold doors leading to the rear garden. Stairs rise to the first floor landing leading to four generous and well proportioned bedrooms featuring an en suite shower room to bedroom one and an impressive four piece spacious family bathroom.

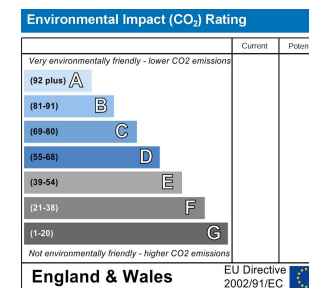
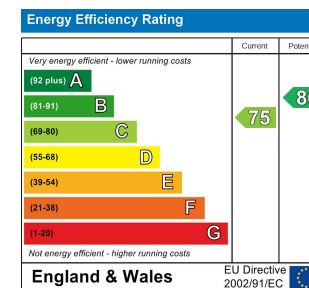
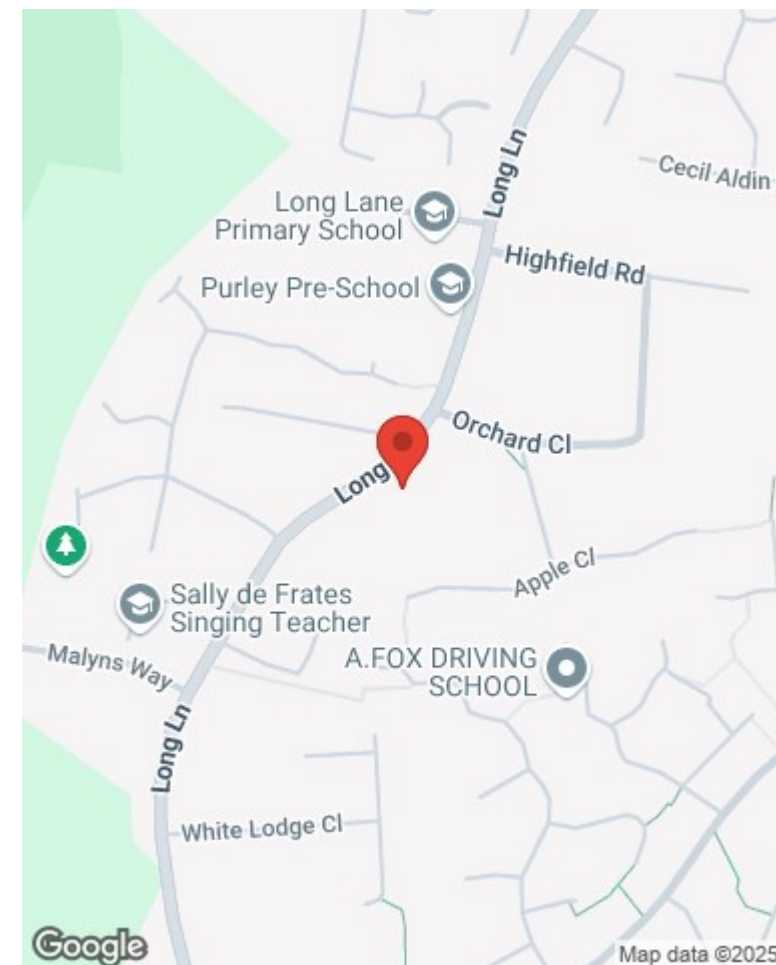
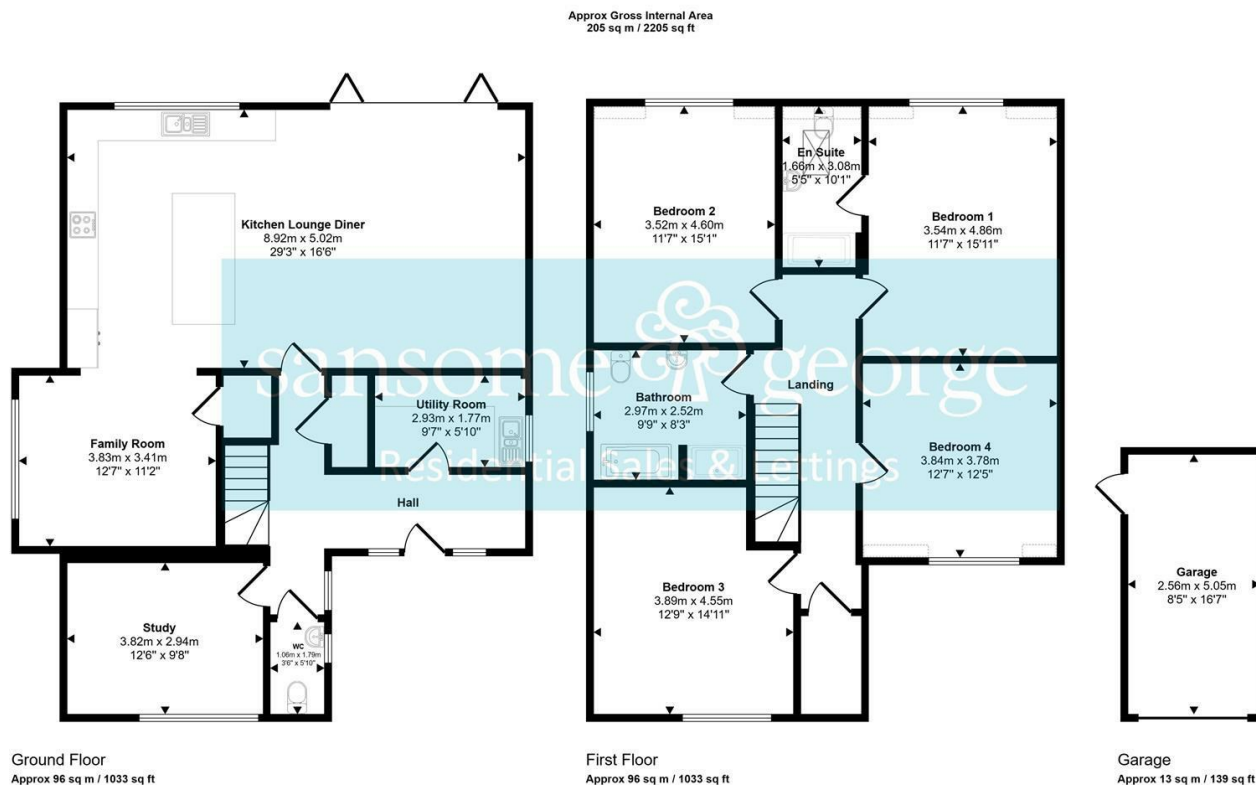
The property benefits from a brand new central heating system and UPVC double glazed windows throughout.

To the front is a block paved driveway providing ample parking for several vehicles leading to a newly constructed detached garage with light, power and an electrically operated roller door. The rear garden offers a sizeable mainly laid to lawn area with various shrubs and trees, benefiting from a contemporary decked area.

Please contact Sansome & George Tilehurst office to arrange a viewing.

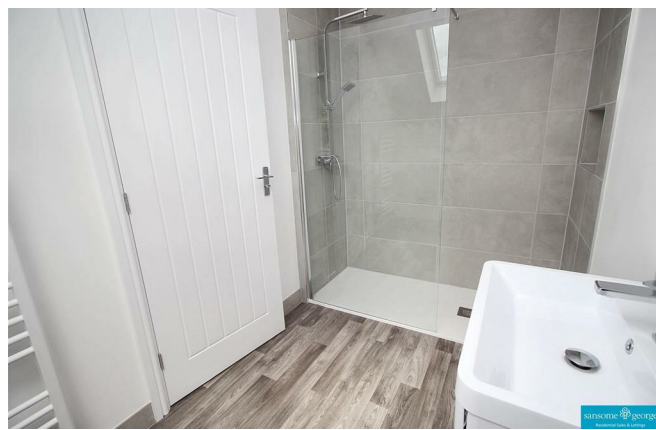
Council Tax - West Berkshire - Band TBC





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