



## 55 Long Lane

Tilehurst, RG31 6YN

Offers over £600,000 Freehold



VP - NO ONWARD CHAIN. Presented to the market is this four bedroom semi detached house which has been thoughtfully designed to cater to modern living while retaining its character. Spanning an impressive 2,099 square feet, this home features three well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is the inviting kitchen/breakfast room, ideal for family gatherings and casual dining. The living/dining room is a versatile space that can be tailored to suit your lifestyle, while the utility/office room offers a practical area for work or additional storage. A convenient downstairs WC adds to the functionality of the ground floor.

As you ascend to the first floor, you will discover four generous bedrooms, each offering a peaceful retreat. The master bedroom boasts an en suite bathroom, ensuring privacy and convenience, while a separate family bathroom serves the remaining bedrooms.

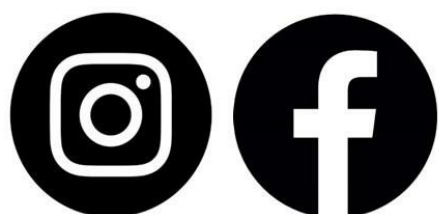
Externally, the property is equally impressive, featuring off-road, a double garage, and side access to a well-maintained garden. The garden also includes an office/outbuilding, perfect for those seeking a quiet workspace or additional storage.

Council tax band - D

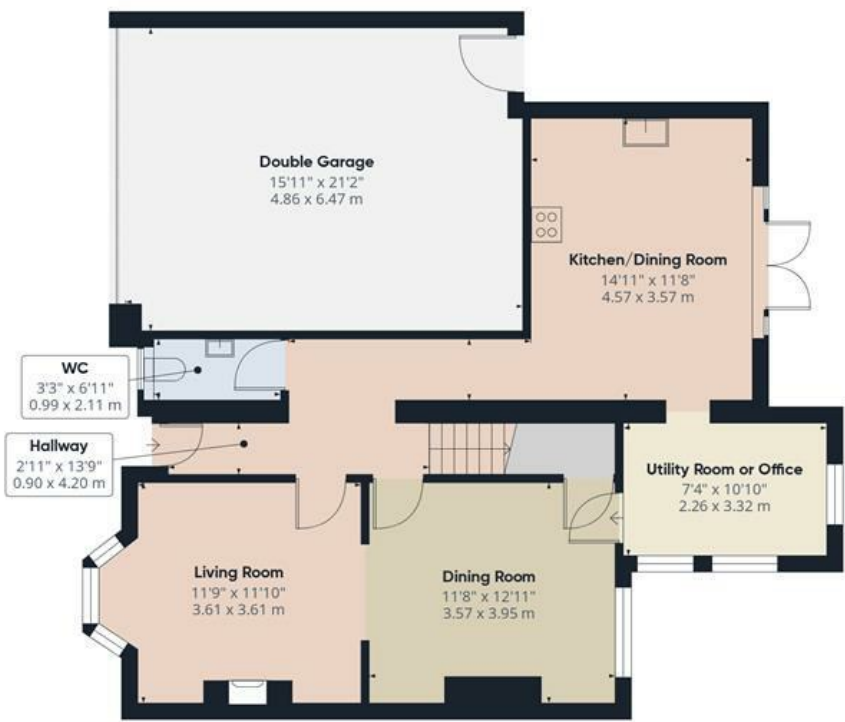
- NO ONWARD CHAIN
- FOUR BEDROOMS
- EN SUITE TO MASTER BEDROOM
- OFF ROAD PARKING
- DOUBLE GARAGE
- CLOSE TO SCHOOLS
- DOWNSTAIRS WC
- UTILITY/OFFICE ROOM
- OUTBUILDING
- SIDE ACCESS TO GARDEN



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>m</sup>**

2099 ft<sup>2</sup>  
195 m<sup>2</sup>

**Reduced headroom**

35 ft<sup>2</sup>  
3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.