

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



**LONGWORTH AVENUE, TILEHURST  
READING, RG31 5JU**

**£495,000**

A spacious bay fronted extended semi detached family home positioned in a sought after road, backing onto the grounds of Little Heath School. Presented in good order with extended kitchen/breakfast room, dining room and garden room, three bedrooms, garage and parking. Benefitting from extensive approx. 90ft south facing secluded rear garden

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**ENTRANCE**

Arched entrance porch with quarry tiled step and uPVC front door with stain glass insert to

**RECEPTION HALL**

With radiator, staircase to first floor, understairs storage cupboard and door to

**LIVING ROOM**

With front aspect feature double glazed bay window, radiator, brick fireplace with raised hearth and fitted coal effect gas fire and mantel over, matching brick display plinth with dado rails, four wall light points and archway through to

**EXTENDED DINING ROOM**

With rear aspect double glazed sliding doors, radiator

**EXTENDED KITCHEN/BREAKFAST ROOM**

Comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds with inset four ring gas hob with extractor hood above, split level double oven, plumbing for dishwasher and appliance space. With rear aspect double glazed picture window. Breakfast area with room for table and chairs, radiator, appliance space, airing cupboard housing hot water tank with slatted shelving and door to

**EXTENDED GARDEN ROOM**

With rear aspect double glazed window and door to garden, two built in cupboards and further fitted base and eye level units and work surface, plumbing for washing machine and radiator



**SHOWER ROOM**

Comprising tiled shower cubicle, wash hand basin, W.C., radiator, extractor fan and internal access to garage



**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With front aspect double glazed window, side aspect double glazed window and access to loft space above

**BEDROOM ONE**

With front aspect double glazed bay window, radiator, range of fitted wardrobes and drawer space



**BEDROOM TWO**

With rear aspect double glazed window, radiator



**BEDROOM THREE**

With rear aspect double glazed window, radiator



**BATHROOM**

Comprising panelled bath, wash hand basin, W.C., heated towel rail, side aspect obscure double glazed window, fitted cupboard space, radiator and contrasting tiled walls

**REAR GARDEN**

At the rear of the property is an extensive level south facing secluded garden predominately laid to lawn with large paved patio adjacent to the property and timber fenced enclosures. To the rear is mature laurel hedging and maturing trees providing excellent privacy backing currently onto the grounds of Little Heath School. The gardens extend in the region of 90ft with attached greenhouse and outside water tap

**OUTSIDE**

The front of the property is entered via a block paved driveway leading to

**ATTACHED GARAGE**

With single up and over door, power and light and separate pedestrian doorway access

**FRONT GARDEN**

Small lawned garden area with shrub border and brick retained wall enclosure

**DIRECTIONS**

From Park Lane, Tilehurst, take the turning to Berkshire Drive, left into Hilden's Drive and right into Warborough Avenue, follow this right round and left into Longworth Avenue

**COUNCIL TAX**

Band E

**SCHOOL CATCHMENT**

Birch Copse Primary School  
Little Heath School

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/7632-6028-3100-0405-9202>

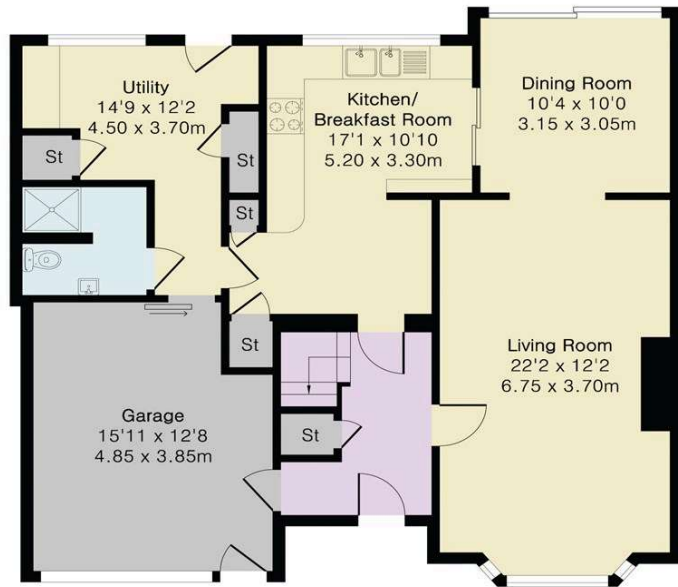
### FLOORPLAN

These floor plans are for guidance purposes only and are not to scale

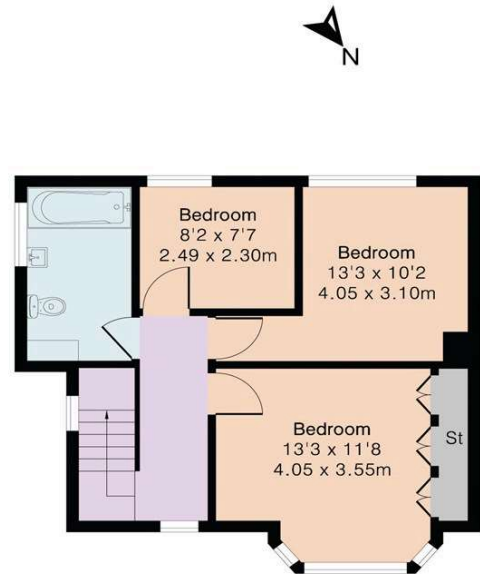
**Approximate Gross Internal Area 1488 sq ft - 138 sq m  
(Including Garage)**

Ground Floor Area 1036 sq ft – 96 sq m

First Floor Area 452 sq ft – 42 sq m



Ground Floor



First Floor

## LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

