

97 Long Lane

Tilehurst, RG31 6YW

Guide price £500,000 Freehold





VP - NO ONWARD CHAIN. The property will remain available for viewings until Sunday 18th October, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Monday 19th October 2026.

This versatile two/three bedroom semi-detached house presents an excellent opportunity for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-appointed shower room. The living and dining room is a generous space, perfect for entertaining or relaxing with family. Additionally, there is a flexible room that can serve as a third bedroom or a dining room, depending on your needs. The sun room provides a delightful spot to enjoy the garden views, while the kitchen/breakfast room is ideal for casual dining.

On the first floor, you will find two spacious double bedrooms, complemented by a family bathroom. The layout of the house is designed to maximise both space and functionality, making it suitable for various lifestyles.

Outside, the property boasts a remarkable rear garden, approximately 125 feet in depth, offering a tranquil retreat for outdoor activities or gardening enthusiasts. Side access allows for easy movement between the front and back of the house.

Parking is a significant advantage here, with space for up to several vehicles, including a car port and garage. This feature is particularly valuable in a busy area like Tilehurst.

Council tax band - D

- NO ONWARD CHAIN
- TWO BEDROOMS ON THE FIRST FLOOR
- CIRCA 125FT REAR GARDEN
- SEMI DETACHED HOUSE
- CLOSE TO SCHOOLS, BUS ROUTES
- DOWNSTAIRS BEDROOM & SHOWER ROOM
- GARAGE/CAR PORT & OFF ROAD PARKING

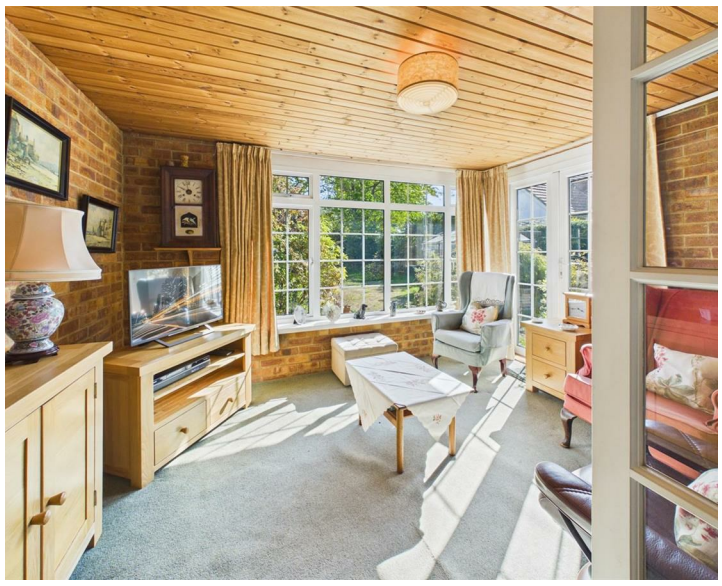
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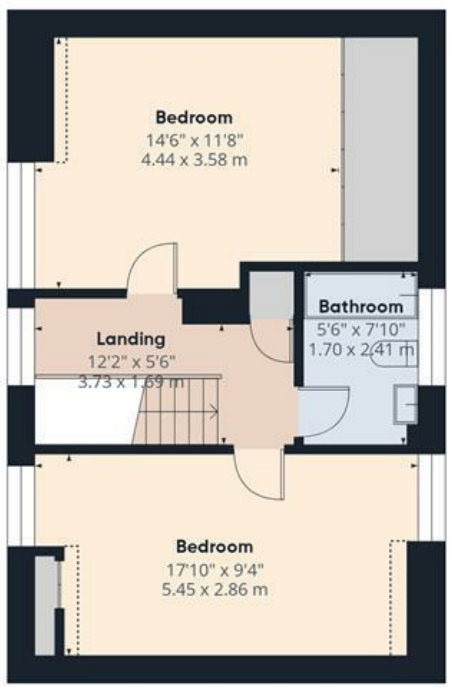




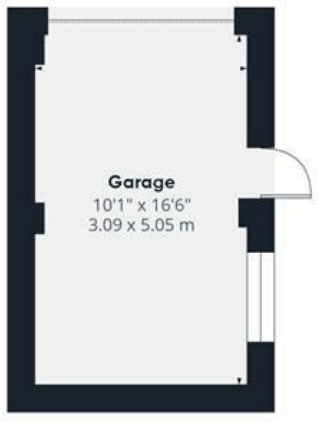




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Vp Village Properties

Approximate total area(1)

1512 ft²

140.4 m²

Reduced headroom

22 ft²

2.1 m²

(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.

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