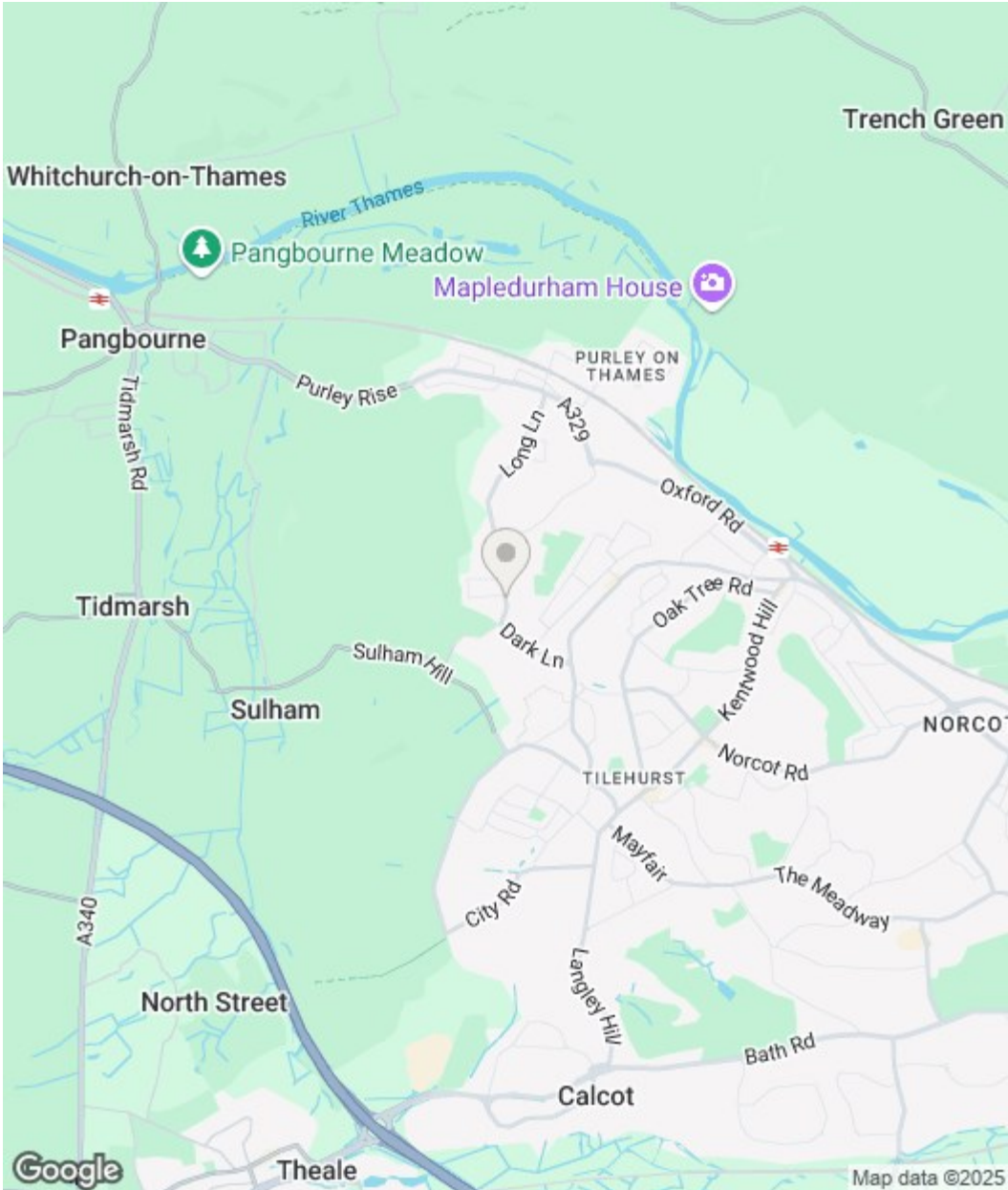




185 Long Lane
Tilehurst, RG31 6YW

Guide price £1,595,000 Freehold



DESCRIPTION

VP - 360 Virtual Tour.

Presented to the market is this stunning five bedroom detached house with a triple garage and located down a private lane. The property comprises entrance hallway, study room, L shaped living room with open fireplace, cloakroom, 26ft kitchen/dining room with bi fold doors to the rear garden, utility/shower room and door into the triple garage. On the first floor there are five double bedrooms, three en suites, family bathroom and the landing could be used as a cinema/TV area. Externally there is off road parking for several cars, access to the rear garden, which is mainly laid to lawn with a patio, decking area, outbuilding/gym and covered seating area.

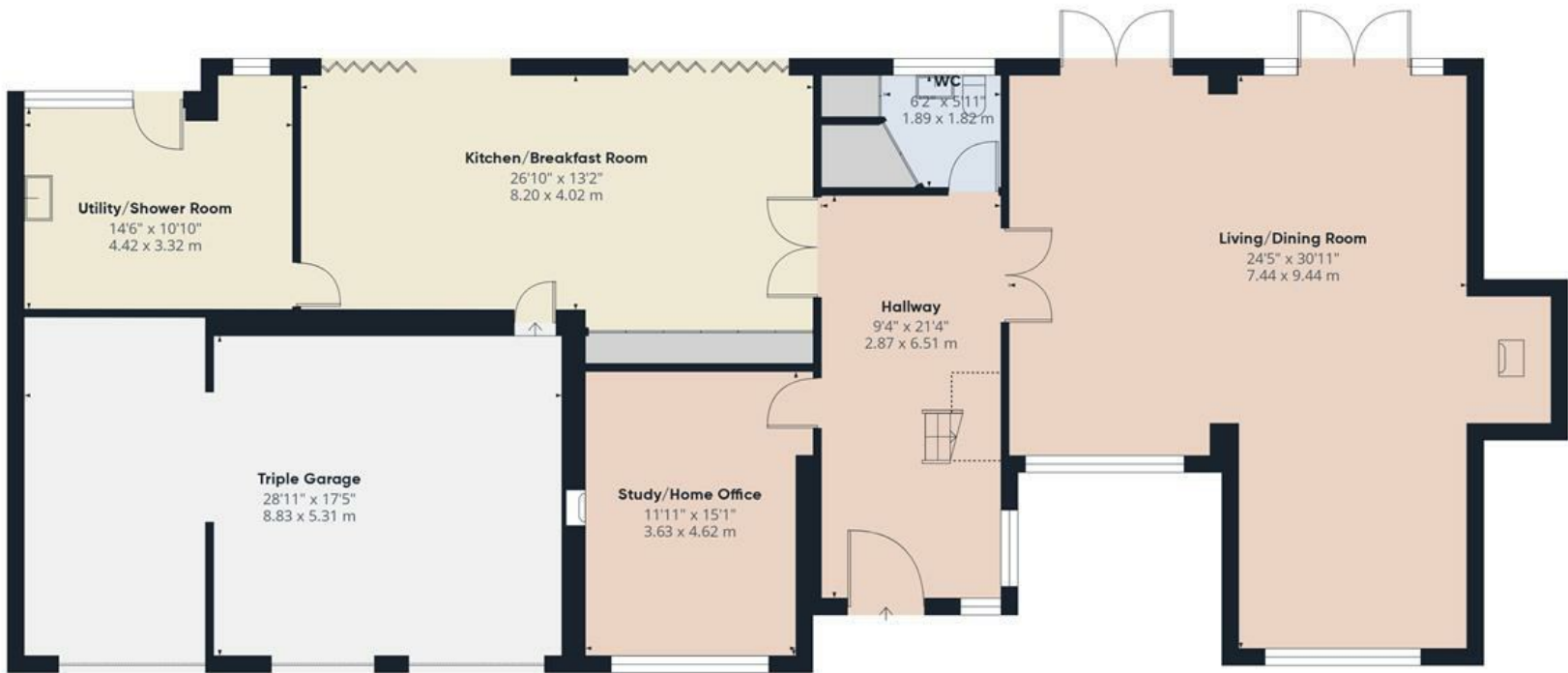
Council tax band - G

SUMMARY OF ACCOMMODATION

- FIVE BEDROOM DETACHED HOUSE
- TRIPLE GARAGE
- FOUR BATHROOMS
- THREE RECEPTION ROOMS
- UTILITY/SHOWER ROOM
- GYM/OUTBUILDING
- PRIVATE LANE
- AMPLE OFF ROAD PARKING
- GAS CENTRAL HEATING
- STUDY/OFFICE ROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

3522 ft²
327.3 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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