



## 24 Longworth Avenue Tilehurst, RG31 5JY

Offers in excess of £375,000 Freehold



### DESCRIPTION

VP - NO ONWARD CHAIN - This property will remain available for viewings until Monday 16th February, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Tuesday 17th February 2026.

Presented to the market is this three bedroom semi-detached house on Longworth Avenue. This property is ideal for families or those seeking extra space. The inviting living and dining room provides a warm atmosphere, perfect for both relaxation and entertaining guests.

The kitchen is functional and ready for your culinary adventures, making meal preparation a joy. The property also boasts a bathroom, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this home is the generous circa 70ft rear garden, which presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The detached garage adds further convenience, providing ample storage or potential for a workshop.

Parking is a breeze with potential space for up to three vehicles, allowing for easy access and peace of mind. This semi-detached house is not only a lovely home but also a fantastic investment in a sought-after location.

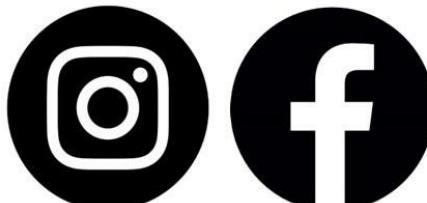
Council tax band - D

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

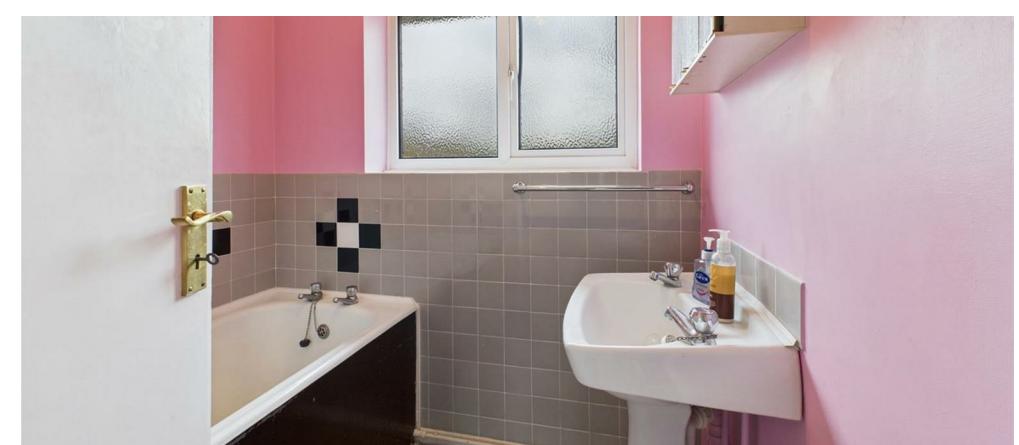
### SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- DETACHED GARAGE
- CIRCA 70FT REAR GARDEN
- LIVING/DINING ROOM
- 360 VIRTUAL TOUR

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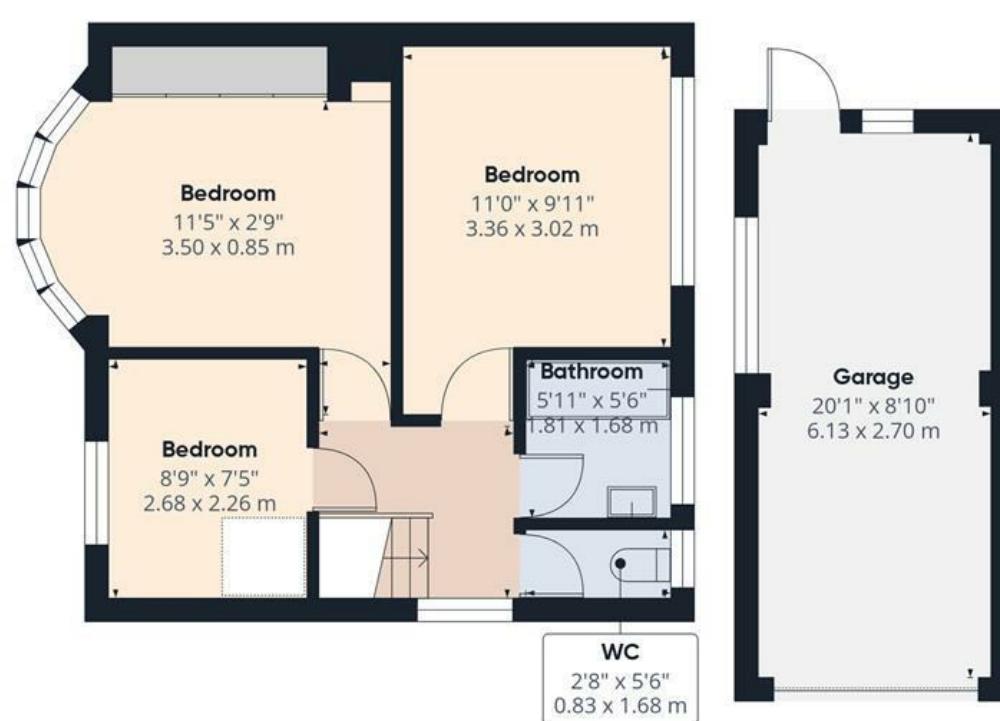


Ground Floor Building 1



Approximate total area<sup>(1)</sup>

987 ft<sup>2</sup>  
91.9 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

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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