



153 Warborough Avenue, Tilehurst, Reading, RG31 5LX
£450,000 Freehold

sansome  george
Residential Sales & Lettings

- 3 Bedroom Haddock Built Bay Fronted Semi-detached Home
- Dining Room
- UPVC Double Glazed Windows
- Sizeable Attached Garage
- Good Sized Rear Garden

- Front Aspect Living Room
- Rear Aspect Kitchen
- Gas Radiator Central Heating
- Ample Driveway Parking
- No Onward Chain

Set in a highly sought after residential area, this three bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and add value. Positioned within walking distance of outstanding local schools including Birch Copse and Little Heath, the property is also perfectly placed for families and commuters alike.

Ideally located near Tilehurst village, the home enjoys excellent access to a wide range of amenities including shops, cafes, restaurants, and leisure facilities. The beautiful open countryside of Sulham is just moments away, perfect for walks and outdoor pursuits. For commuters, Junction 12 of the M4 and Tilehurst railway station - offering direct links to London Paddington and Oxford are both easily accessible.

The home offers a traditional layout, with spacious reception areas, rear aspect kitchen and three well-proportioned bedrooms, bathroom and separate WC, all ready for updating to meet modern tastes. Outside, a generous garden provides ample space for outdoor living or future extension (subject to planning).

This fine family home has the added advantage of a double length garage and driveway parking for two to three vehicles.

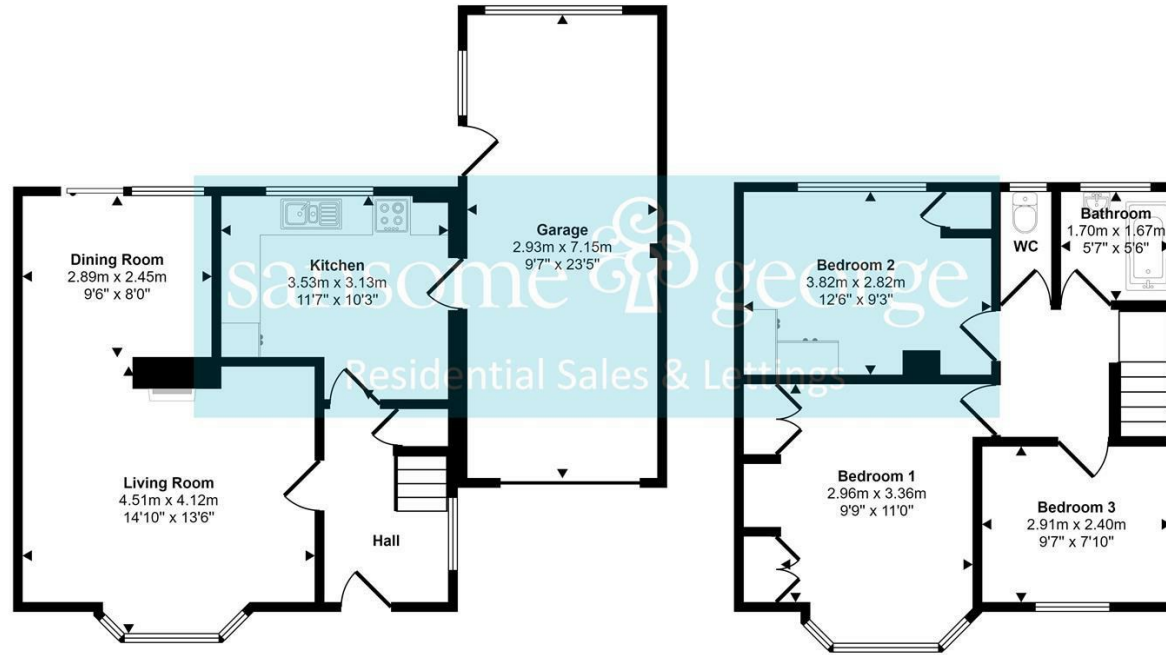
Offered for sale with no onward chain complications.

Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

Council Tax Band D - West Berkshire.



Approx Gross Internal Area
107 sq m / 1156 sq ft



Ground Floor
Approx 64 sq m / 691 sq ft

First Floor
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	62	73

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		

Misrepresentation and Misdescriptions Acts

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