



sansome  george

**171 Warborough Avenue, Tilehurst, Tilehurst, Berkshire, RG31 5LX**  
**Price £500,000 Freehold**

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Residential Sales & Lettings

- Double Bay Fronted Semi Detached Home
- Living Room
- Utility Area
- Private Rear Garden
- Further Extension Potential (STPP)

- Five Bedrooms
- Modern Open Plan Kitchen Diner
- 2 Bathrooms
- Gas Heating and UPVC Double Glazing
- Highly Desirable Primary & Secondary School Catchment

A well presented and very versatile five bedroom, double bay fronted, 'Haddock' built semi detached home with further potential to extend (subject to necessary consents). Located within the catchment of highly desirable primary and secondary schools Such as Birch Copse and Little Heath, under 15 minutes walk from countryside and playing fields. A range of amenities in nearby Tilehurst Village including regular bus services, convenience stores and restaurants/takeaways, all of which are within 5 minutes walk, plus Tilehurst Train Station (Reading Mainline, Oxford, London Paddington) are only 2 miles away. Reading Town Centre and Junction 12 of the M4 Motorway with IKEA & Retail Park are a simple commuting distance.

Ground floor accommodation comprises of entrance hall, stairs rising to first floor, bay fronted living room, open plan kitchen diner featuring quartz worktops, five ring gas hob and integrated dishwasher with French doors leading to rear garden. Through an internal hall there are 2 Double bedrooms, one of which benefits from a 3 piece shower room en-suite. First floor landing gives access to 3 well proportioned Double bedrooms that are serviced by a spacious 3 piece fully tiled bathroom. Further benefits include gas radiator central heating and UPVC double glazing.

Exterior consists of a fully enclosed level rear garden which is mainly laid to lawn, various shrubs and plants to borders, a large patio area and wooden shed. To the front offers, driveway parking for 2/3 vehicles and a front lawn.

This fine home has been much loved for over 12 years from the current owners and must be viewed to be totally appreciated. Please contact Sansome & George to schedule a viewing appointment or for any further information.

West Berkshire Council - Band D

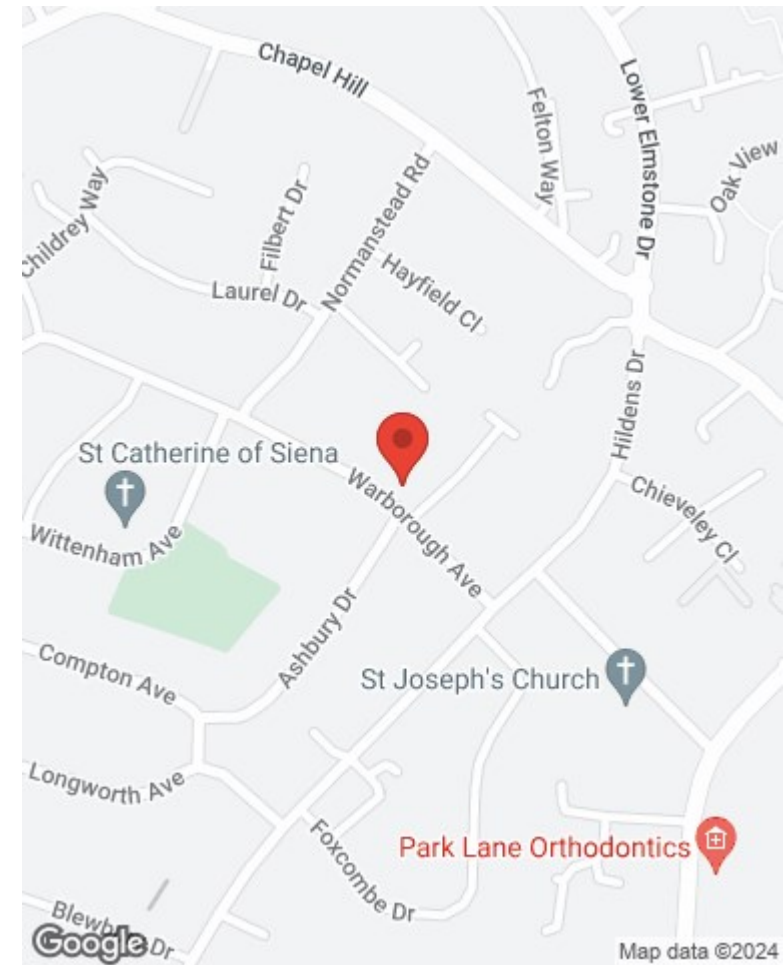




**Ground Floor**  
Approx. 84.0 sq. metres (904.4 sq. feet)

**First Floor**  
Approx. 41.2 sq. metres (443.3 sq. feet)

Total area: approx. 125.2 sq. metres (1347.7 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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