



**129 Warborough Avenue, Tilehurst, Reading, Berkshire, RG31 5LG**  
**Guide Price £500,000 Freehold**

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Residential Sales & Lettings



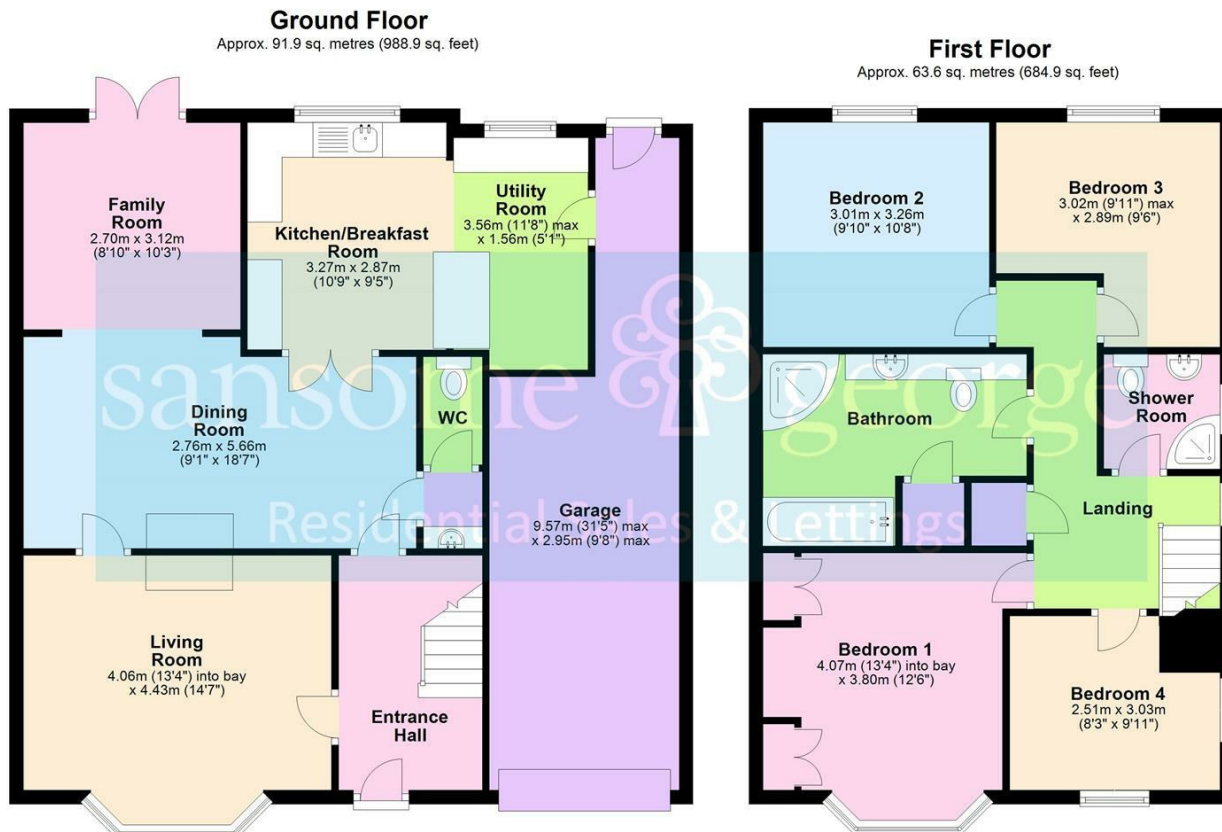
- Extended Semi Detached House
- Desirable Birch Copse, Springfield & Little Heath School Catchments
- Lounge, Dining Room & Family Room
- 4 'good sized' Bedrooms
- Well tended landscaped Rear Garden
- Sought after address close to countryside
- Beautifully maintained throughout
- Fitted Kitchen plus Utility Room
- Large Bathroom plus separate Shower Room
- Integral Single Garage and Block Paved Driveway

A highly sought after 'Haddock' built Semi Detached House boasting a modest double storey full width extension to the rear to provide over 1670 sq ft (155 sq m) of accommodation complemented by a lovely landscaped level Rear Garden. Situated on a very well regarded residential address on the western side of Tilehurst, the property falls within the coveted 'Birch Copse' and 'Springfield' primary and 'Little Heath' secondary School catchments and is within minutes walk of Playing Fields, open countryside and woodland as well as local convenience Shops and Take Aways and regular Bus Services. The centre of the Tilehurst Village with 'Tilehurst Triangle' is conveniently located under 1 mile away and Tilehurst Train Station (Reading Mainline, London Paddington, Oxford) is under 2 miles. Reading Town Centre is circa 4 miles to the east and Junction 12 of the M4 and Calcot Retail Park is a short commute by car.

This is a much loved family home to the current owners who have maintained the property beautifully throughout. Approached via Block Paved Driveway with lawned frontage and dwarf brick wall with Covered Porch over Front door opening to Entrance Hall with stairs to the First Floor. Doors from the Entrance Hall open to Dining Room and a Living Room with front aspect bay window and feature fireplace. An interlinking door also connects to the Dining Room which has a useful Cloakroom and in turn opens to the Family Room and double opening doors to the rear aspect fitted Kitchen leading to Utility Room with courtesy door to integral Single Garage and Rear Garden. On the First Floor, the side aspect Landing has doors to 4 'well proportioned' Bedrooms which are serviced by a generous 4 piece Bathroom and an additional separate Shower Room. Outside, to the rear of the property, a lovely landscaped well tended Garden is another notable feature with a sizable Patio spanning the width of the property and adjoins lawn with flower/shrub beds and Garden Shed, all enclosed by wooden panel fencing and established hedging providing a good level of seclusion.

Property in this area of this size is rare to the market hence early interest is anticipated. For more information or to discuss the property in more detail please contact Sansome & George Estate Agents.





Total area: approx. 155.5 sq. metres (1673.8 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| A (92-100)                                  |                         |           | A (82-91)   |                         |           |
| B (81-91)                                   |                         |           | B (67-81)   |                         |           |
| C (69-81)                                   |                         |           | C (55-67)   |                         |           |
| D (55-69)                                   |                         |           | D (48-55)   |                         |           |
| E (46-55)                                   |                         |           | E (39-48)   |                         |           |
| F (39-46)                                   |                         |           | F (31-39)   |                         |           |
| G (31-39)                                   |                         |           | G (22-31)   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

Misrepresentation and Misdescriptions Acts

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