



89 Warborough Avenue, Tilehurst, Reading, Berkshire, RG31 5LE
Guide Price £550,000 Freehold

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Residential Sales & Lettings

- Double Bay Fronted Semi Detached Home
- 23' Living Room
- 9' Kitchen
- Modern Four Piece Bathroom
- Driveway Parking

- Four Bedrooms
- 16' Dining Room
- Utility Room & Cloakroom
- Mature Landscaped Rear Garden
- Highly Desirable Primary & Secondary School Catchment

A well-presented four-bedroom, double bay-fronted 'Haddock'-built semi-detached home, ideally situated within the catchment of highly sought-after primary and secondary schools, and less than a 15-minute walk from open countryside and local playing fields. Conveniently located just a short stroll from the heart of Tilehurst Village, this attractive home enjoys easy access to a wide range of local amenities, including regular bus services, convenience stores, restaurants, and takeaways all within a five-minute walk. Tilehurst Train Station, with direct services to Reading Mainline, Oxford, and London Paddington, is just two miles away. Reading Town Centre and Junction 12 of the M4 motorway, along with IKEA and the nearby retail park, are also within easy reach.

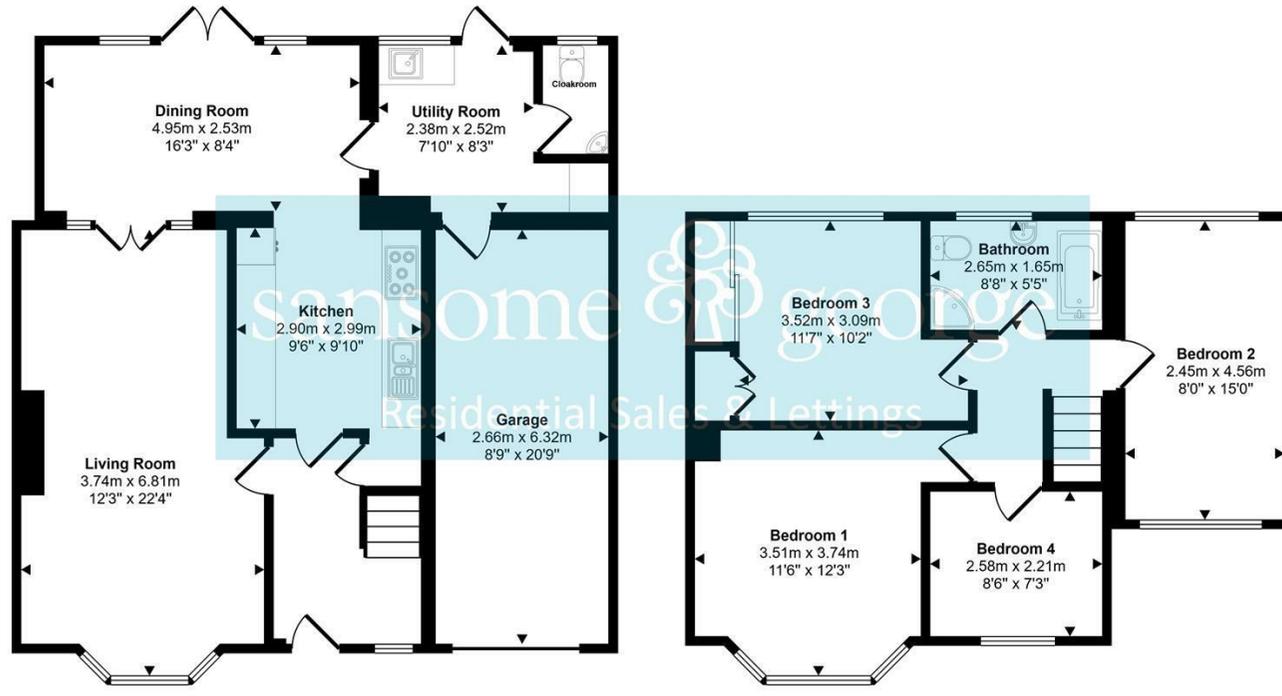
The spacious ground floor accommodation comprises an entrance hall with stairs to the first floor, a bay-fronted living room, a well-appointed kitchen with integrated dishwasher, double oven, and five-ring gas hob, and a generous dining room with French doors opening to the rear garden. Additional features include a cloakroom, utility room, and access to the garage. Upstairs, the first-floor landing leads to four well-proportioned bedrooms, all served by a modern four-piece family bathroom. The property also benefits from gas radiator central heating and UPVC double glazing throughout.

Externally, the mature, fully enclosed rear garden extends to approximately 60 feet and is mainly laid to lawn, with a variety of established shrubs and plants to the borders. A large decked area provides excellent space for outdoor entertaining and is complemented by a wooden summerhouse. To the front, there is a shingled area, driveway parking for two to three vehicles, and access to the garage. Lovingly maintained by the current owners for over 30 years, this fine home must be seen to be fully appreciated.

Council Tax: West Berkshire Council – Band E



Approx Gross Internal Area
136 sq m / 1464 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		63	79
	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		

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