



**101 Warborough Avenue, Tilehurst, Reading, RG31 5LF**  
**£525,000 Freehold**

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Residential Sales & Lettings

- 4 Bedroom Haddock Built Extended Semi-detached Home
- Dining Room & Kitchen
- Requires Modernisation
- Gas Radiator Central Heating
- Established Rear Garden
- Living Room & Family Room
- Bathroom & Separate WC
- Double Glazed Windows
- Integral Garage & Driveway Parking
- No Onward Chain

Situated in a highly sought after location close to a range of local amenities, this extended four bedroom, double bay-fronted 1960s semi-detached home, built by the reputable Haddock Homes, offers generous living space and excellent potential for modernisation. Ideally positioned near shops, restaurants, bus services, and the beautiful open countryside of nearby Sulham, it is also within the catchment area of well regarded schools, including the Ofsted-rated 'Outstanding' Birch Copse Primary School.

This well maintained property has been thoughtfully extended to the rear and above the garage, creating a spacious and flexible family home. Upon entering, the hallway leads to a bay-fronted living room, a separate family room and a dining room which opens into the kitchen, offering a natural flow ideal for both everyday living and entertaining.

Upstairs, the first floor provides four good sized bedrooms, a family bathroom and a separate WC, perfectly suited to growing families. The home benefits from gas radiator central heating and double-glazed windows throughout, enhancing comfort and energy efficiency.

Externally, the front garden is laid to lawn with mature shrubs, while a block paved driveway offers off road parking for two vehicles and access to the integral garage, which is fitted with light and power. To the rear, the established garden is a private haven, featuring a well maintained lawn, mature trees and shrubs providing seclusion, and a patio area ideal for outdoor dining.

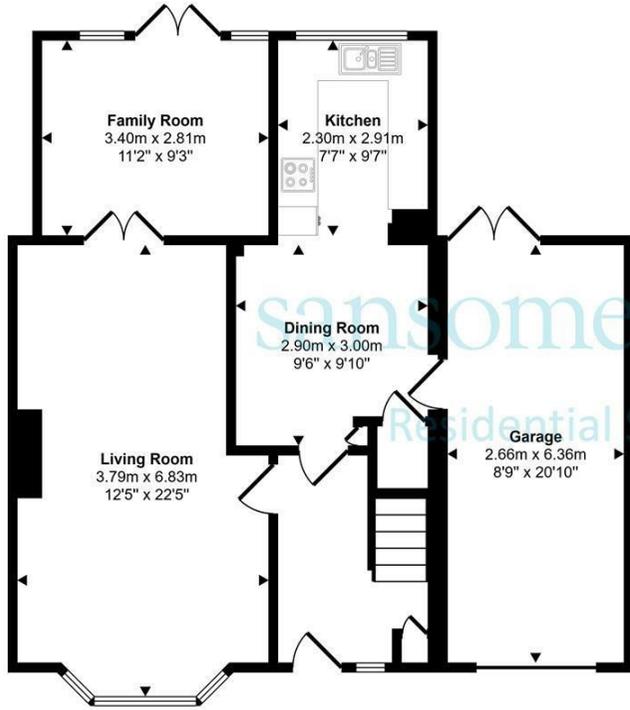
This spacious and well located home is offered with no onward chain, presenting a fantastic opportunity for buyers looking to personalise and update a solid family property in a desirable location.

Please contact Sansome & George Tilehurst branch for further information or to arrange a viewing.

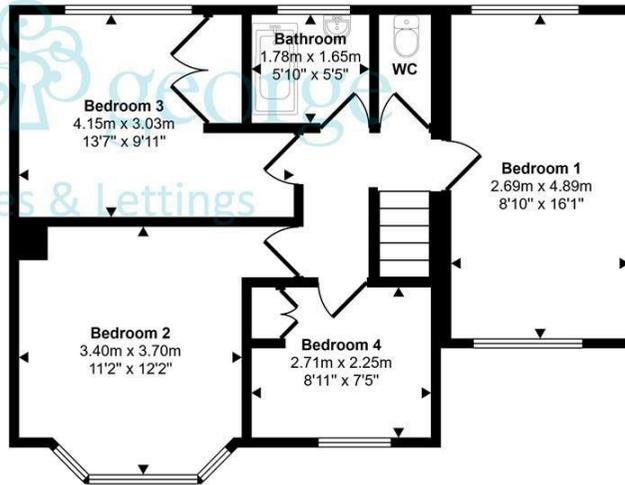
Council Tax Band E - West Berkshire.



Approx Gross Internal Area  
132 sq m / 1423 sq ft

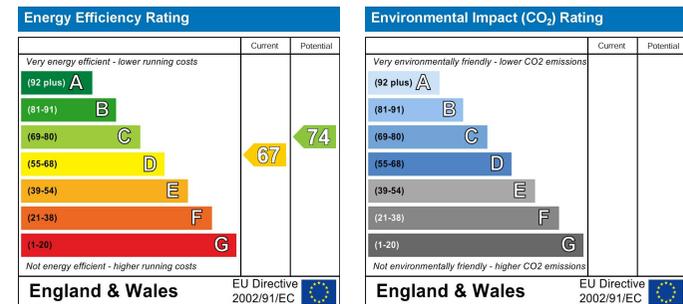
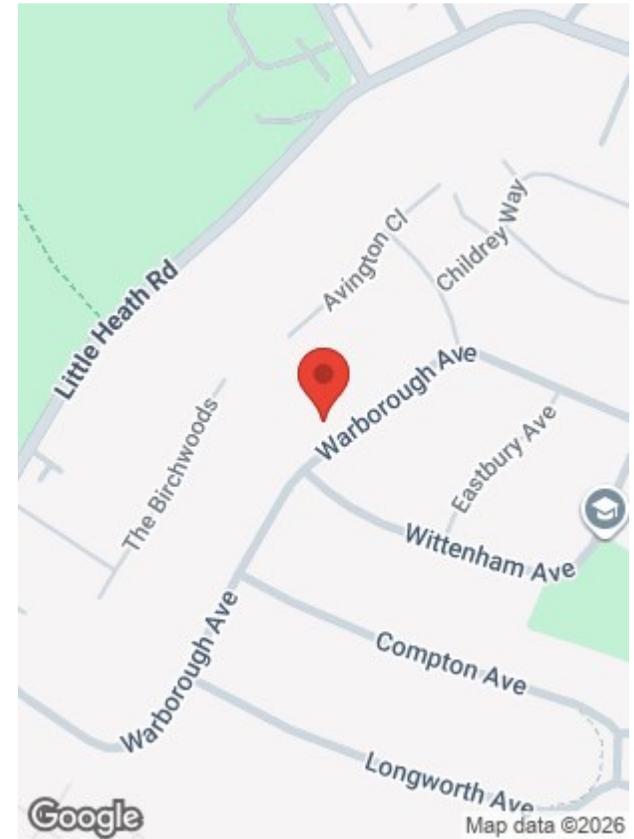


Ground Floor  
Approx 77 sq m / 825 sq ft



First Floor  
Approx 56 sq m / 598 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.



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