



8A Wardle Avenue

Tilehurst, RG31 6JR

Guide price £975,000 Freehold



#### DESCRIPTION

VP - Nestled in the tranquil cul-de-sac of Wardle Avenue, Tilehurst, this stunning detached house offers an exceptional living experience for families and professionals alike. With four generously sized double bedrooms, three refitted bathroom suites and a downstairs WC ensures comfort and privacy for all residents.

The heart of the home is the open plan kitchen and dining living area, which creates a warm and inviting space for entertaining guests or enjoying family meals. Additionally, a dedicated cinema room provides the perfect setting for movie nights, while an office outbuilding, complete with air conditioning, offers a quiet retreat for work or study.

The property boasts off road parking and a double garage for added convenience. The beautifully landscaped rear garden is in immaculate condition, providing a serene outdoor space for relaxation and recreation.

Situated close to local amenities, parks, and schools, this home is also conveniently located near Tilehurst train station, making it ideal for commuters. With its blend of modern comforts and prime location, this property is a rare find in the heart of Tilehurst. Don't miss the opportunity to make this exquisite house your new home.

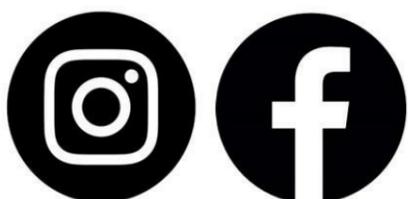
Council tax band - G

#### SUMMARY OF ACCOMMODATION

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- FOUR BATHROOMS
- DOUBLE GARAGE
- STUNNING CONDITION
- CINEMA ROOM
- 360 VIRTUAL TOUR
- OFFICE/OUTBUILDING
- OFF ROAD PARKING
- CUL DE SAC LOCATION



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>

2389 ft<sup>2</sup>  
222 m<sup>2</sup>

Reduced headroom

50 ft<sup>2</sup>  
4.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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