

22 Warnford Road, Tilehurst, Reading, RG30 4LA
Guide Price £450,000 Freehold

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Residential Sales & Lettings

- Extended Four-Bedroom Semi-Detached Home
- 21’7” Main Reception Room With Feature Fireplace
- Rear Extension Currently Used As A Sitting Area
- Ground-Floor Bedroom With En Suite Shower Room
- Block-Paved Driveway Providing Off-Road Parking
- Approximately 1,297 Sq Ft Of Accommodation
- French Doors Opening To The Rear Garden
- 17’11” Fitted Kitchen With Breakfast Bar
- Family Bathroom With Bath And Separate Shower
- Enclosed Rear Garden With Decking And Timber Summerhouse



An extended four-bedroom semi-detached home in a sought-after Tilehurst location, offering approximately 1,297 sq ft of accommodation. The property is within well-regarded primary and secondary school catchments and a few minutes’ walk from local shops and regular bus services. Tilehurst village is just over a mile away, around a 20-minute walk. The nearby A4 Bath Road provides access to Junction 12 of the M4, approximately two miles away, and Reading town centre is just over four miles to the east.

The entrance hall leads to a fitted kitchen measuring approximately 17’11”, with a breakfast bar beneath the front window and a side door to a covered lean-to with front and rear access. The main reception room measures approximately 21’7” and features a fireplace, French doors to the garden and a wide archway opening into a separate sitting area. A ground-floor bedroom with its own en suite shower room is ideal for guests. Upstairs are three further bedrooms and a family bathroom with a bath and separate shower. The main bedroom has fitted sliding wardrobes with a mirrored panel.



The enclosed rear garden features a decked seating area, a lawn with shrub borders and a paved path to the timber summerhouse and shed. A block-paved driveway provides off-road parking.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing.

Council Tax Band D (Reading Borough Council)

Purchaser’s Note

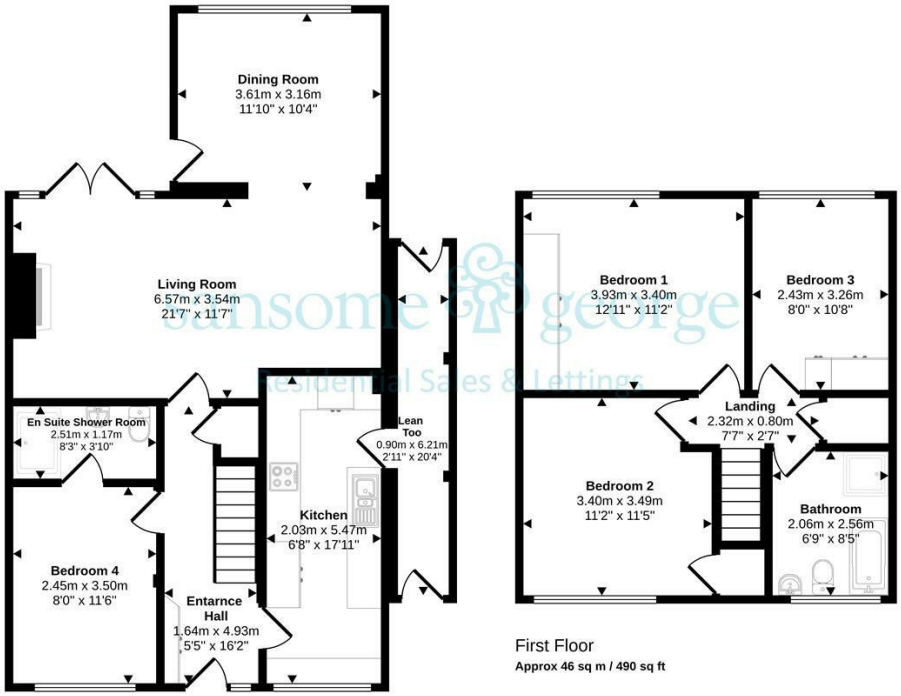
Some photographs have been digitally enhanced using AI, including adjustments to lighting and skies and the removal of certain personal items. The images are for illustrative purposes, and prospective purchasers should view the property to satisfy themselves as to its current appearance and condition.







Approx Gross Internal Area
120 sq m / 1297 sq ft

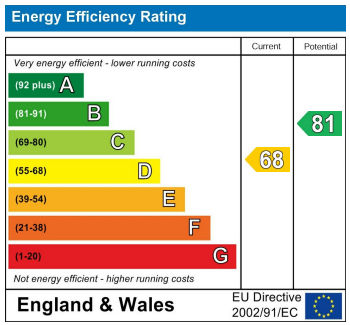


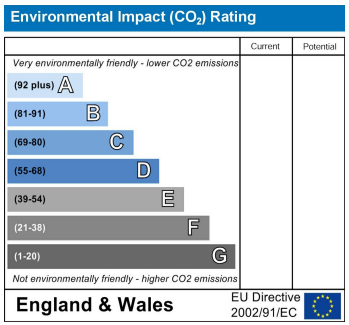
Ground Floor
Approx 75 sq m / 807 sq ft

First Floor
Approx 46 sq m / 490 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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