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for every step...

Warborough Avenue, Tilehurst, Reading, RG31 5LG.

£475,000 *Freehold*

3 2 1

Extended Haddock built semi in the Birch Copse Area

Located within easy walking distance of the ever-popular Birch Copse School, this extended Haddock-built semi-detached home is sure to appeal to families. Offered to the market with no onward chain, the property provides well-balanced and versatile accommodation throughout.

Upstairs are three generously sized bedrooms, complemented by an impressive four-piece family bathroom suite. The ground floor features a welcoming entrance hall, a comfortable living room, a large separate dining room, a bright sun room, and a spacious kitchen/breakfast room. Additional benefits include a downstairs cloakroom and internal access to the garage, which in turn leads through to a useful workshop.

Externally, the property boasts an enclosed rear garden measuring approximately 50ft, while to the front there is driveway parking, completing this fine family home.

KEY FEATURES

- Extended Haddock Semi
- Birch Copse area
- Two reception rooms
- Spacious kitchen/breakfast room
- Downstairs cloakroom
- Three bedrooms
- Four piece bathroom suite



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MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: To be confirmed



Ground Floor



Floor 1



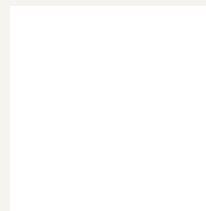
Approximate total area⁽¹⁾
130.7 m²
1407 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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<https://www.winkworth.co.uk/sale/property/REA260098>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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