



WARBOROUGH AVENUE, READING, BERKSHIRE, RG31 5LG  
**£475,000 FREEHOLD**

**A WELL PRESENTED HADDOCK BUILT THREE  
BEDROOM SEMI-DETACHED FAMILY HOME  
IN THIS DESIRABLE LOCATION**

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## DESCRIPTION:

Being ideally located within a short walking distance of the ever popular Birch Copse primary school, Little Heath school, shops, bus routes into Reading and stunning countryside walks is the very well presented and extended Haddock built semi-detached family home.

The spacious ground floor comprises a larger than usual entrance hall (including a large walk in cupboard), living room with doors into a conservatory, impressive kitchen/breakfast room with a range of integrated & fitted appliances, a utility room, an impressive downstairs shower room and a storage area with an electric roller door. On the first floor there are three bedrooms and a modern family bathroom suite. The property benefits from driveway parking to the front and a delightful 75ft mature, level rear garden to the rear which is ideal for the kids. This well presented home in this sought after location will suit a growing family and is being sold with no chain complications.

## AT A GLANCE

- Three Bedroom Haddock Built Semi-Detached Home
- Sought After Location
- Contemporary Fitted Kitchen and Utility Room
- Ground Floor Shower Room and 1st Floor Bathroom
- Spacious Living/Dining Room
- Conservatory/Sun Room
- Sunny 70ft. Rear Garden
- Driveway Parking
- No Chain





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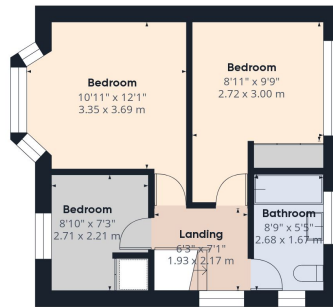
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1129.14 ft<sup>2</sup>  
104.9 m<sup>2</sup>

(1) Excluding balconies and terraces

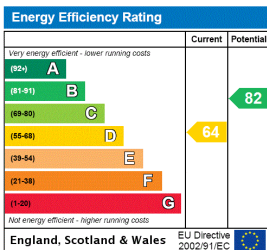
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold  
Council Tax Band: D



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