



24 Warnford Road
Tilehurst, RG30 4LA

Guide price £465,000 Freehold



DESCRIPTION

VP - Presented to the market is this versatile semi-detached house offering a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The ground floor features a versatile room that can serve as a bedroom or an office, providing flexibility to suit your lifestyle.

The heart of the home is the open-plan living and dining area, which creates a warm and inviting space for family gatherings and entertaining friends. The kitchen breakfast room is well-equipped, making it a delightful spot for casual meals. Additionally, a convenient downstairs WC enhances the practicality of the layout.

Upstairs, you will find three spacious bedrooms, complemented by a luxurious four-piece bathroom suite, ensuring comfort and privacy for all family members.

Outside, the property boasts ample off-road parking, a valuable feature in this sought-after area. A side access gate leads to the garden, providing a private outdoor space for relaxation and play.

This home is ideally situated close to local schools, amenities, bus routes, and parks, making it a perfect choice for families and professionals alike. Council tax band - D

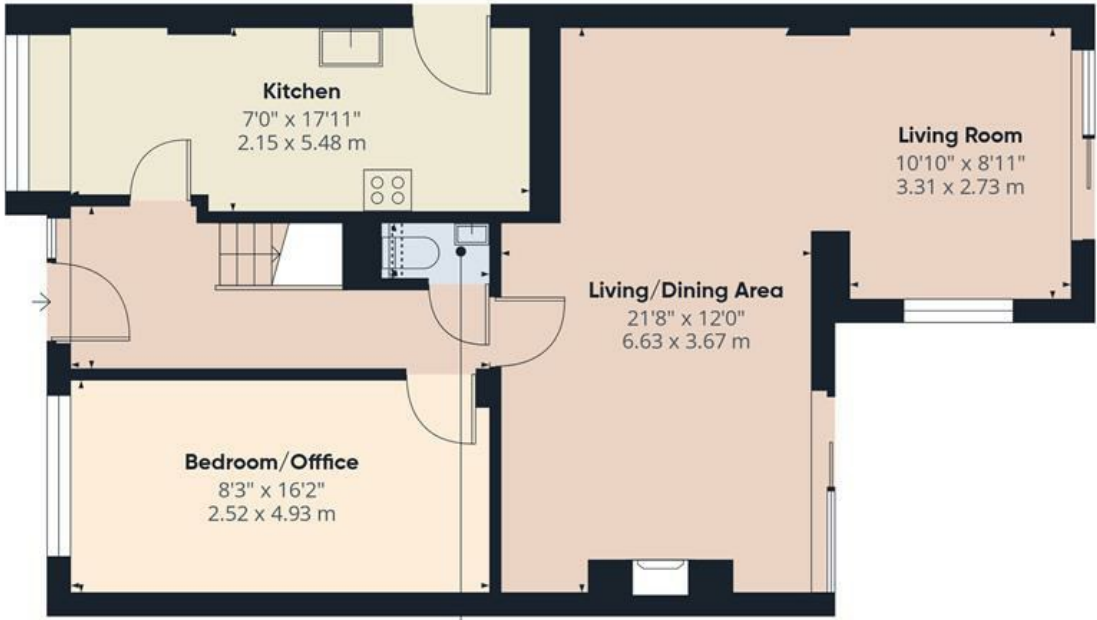
SUMMARY OF ACCOMMODATION

- THREE/FOUR BEDROOMS
- DOWNSTAIRS WC
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- SIDE ACCESS GATE TO GARDEN
- KITCHEN/BREAKFAST ROOM
- EXTENDED TO THE REAR
- BEDROOM OR HOME OFFICE ON GROUND FLOOR
- 360 VIRTUAL TOUR

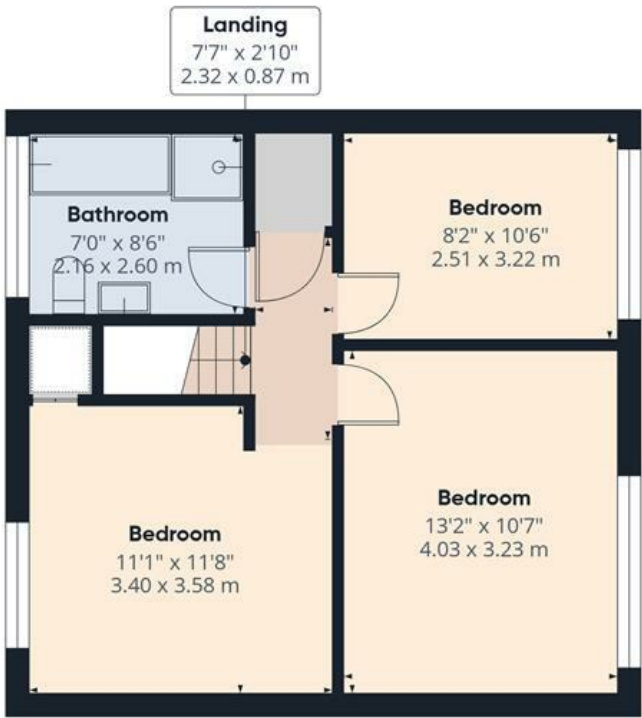


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area^m

1152 ft²
107 m²

Reduced headroom

1 ft²
0.1 m²

(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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