



18 Warborough Avenue Tilehurst, RG31 5LA Guide price £350,000 Freehold



VP - NO ONWARD CHAIN. This property will remain available for viewings until Thursday 18th June, thereafter any interested parties will need to submit their best and final offer in writing by 10am on Friday 19th June 2026.

This semi-detached house presents a fantastic opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming living and dining room, perfect for entertaining guests or enjoying family time, alongside a kitchen and breakfast room that offers a delightful space for casual dining.

The property boasts off-road parking, ensuring convenience for residents and visitors alike. Additionally, a garage provides further storage options or potential for a workshop. A side access gate enhances the practicality of the outdoor space, making it easy to manage garden tools or bicycles.

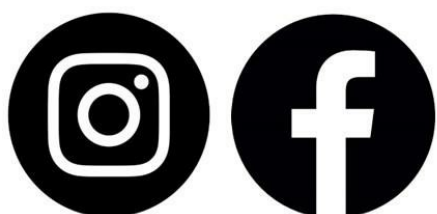
While the house requires a full renovation, this presents a unique chance to personalise the space to your taste and specifications. The location is particularly appealing, being in close proximity to local schools, bus routes, and the beautiful surrounding countryside, making it an excellent choice for families and nature enthusiasts.

Council tax band - D

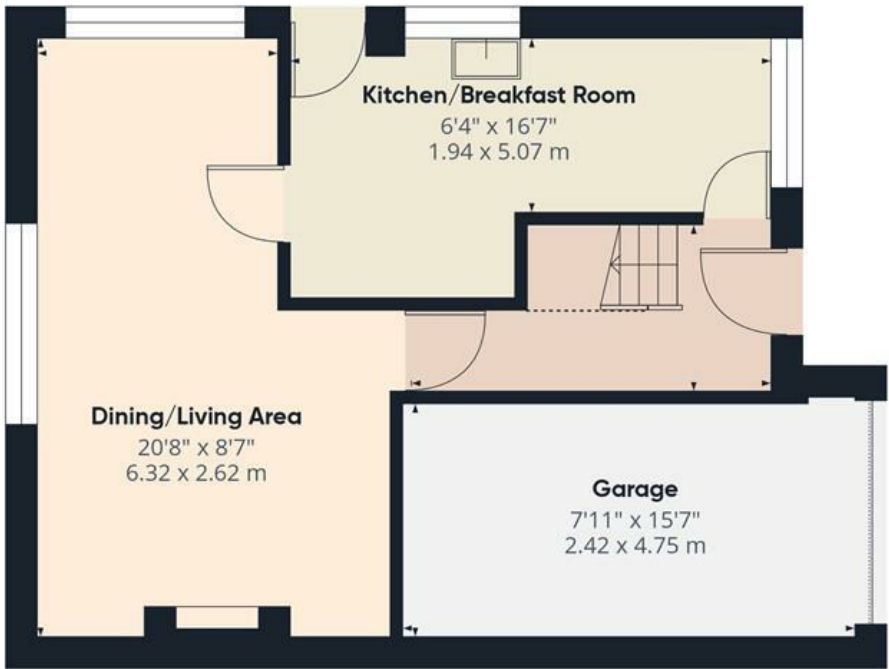
- NO ONWARD CHAIN
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- CLOSE TO SCHOOLS
- GARAGE
- OFF ROAD PARKING
- GARDEN WITH SIDE GATE
- 360 VIRTUAL TOUR



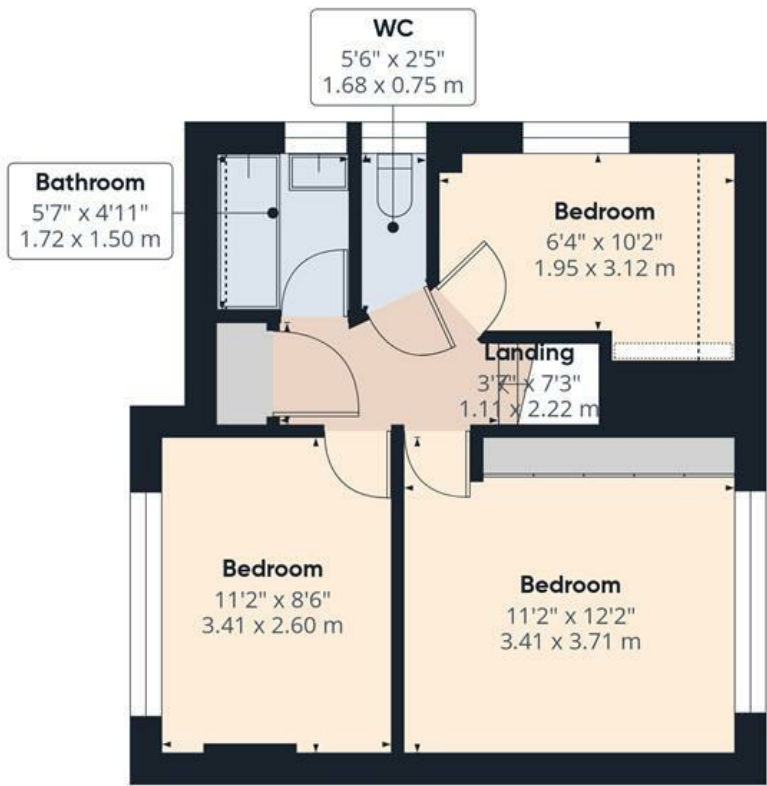
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

907 ft²
84.2 m²

Reduced headroom

21 ft²
1.9 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.

GIRAFFE360

