



Reading Road

Reading Road, Woodley, Reading, RG5 3DA

£975,000

Walmsley

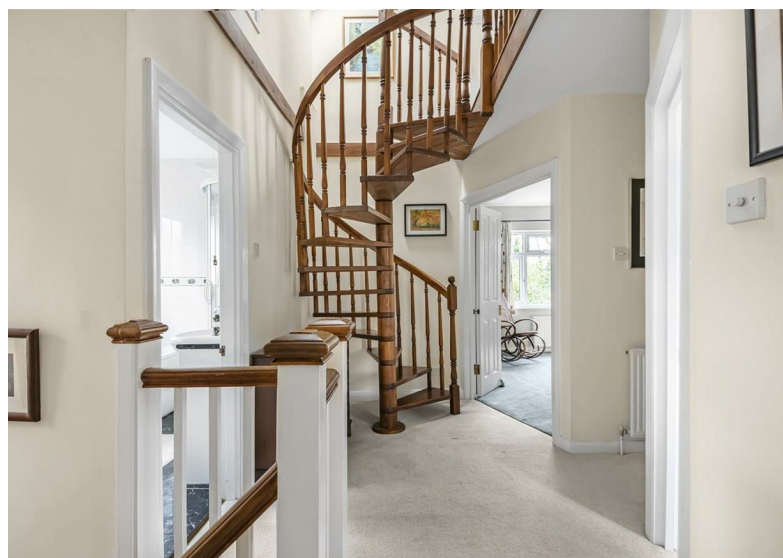
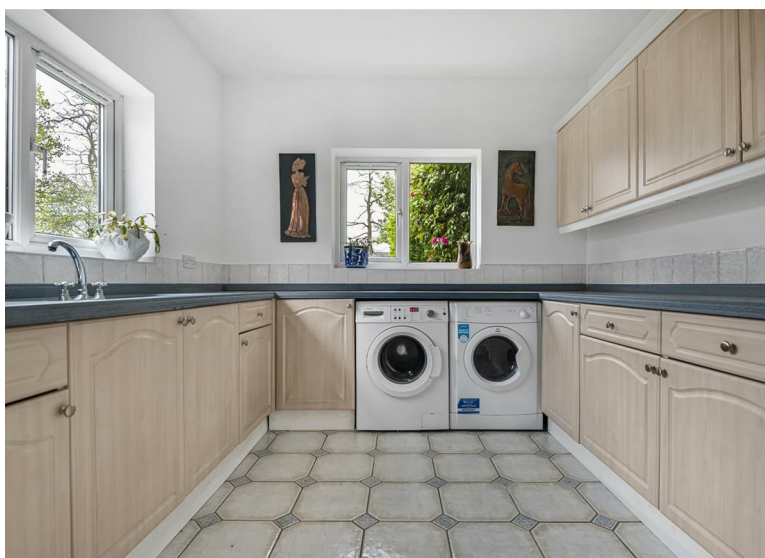
## Reading Road, Woodley, Reading, RG5 3DA

We are delighted to present this stunning 1930s detached residence, thoughtfully extended to harmonize with its original character. Nestled on a prestigious street in Woodley, this property boasts expansive, landscaped gardens, ample parking and garage. The accommodation comprises entrance hall, cloakroom, bay-fronted reception room/downstairs bedroom, bay-fronted living room, kitchen/breakfast room and utility room. The first floor comprises landing, second living room/bedroom, three further bedrooms (two with bays) including master bedroom with en-suite bathroom and a family bathroom. A spiral staircase gives access to a second floor additional double bedroom. Externally the property benefits from superb, large rear garden with well stocked and mature flower and shrub borders, with seating area. The front of the property is walled with flower and shrub borders and a block paved driveway.

Situated on Reading Road, this property enjoys a prime location with convenient access to Woodley Centre, popular local primary and secondary schools, and the A329M motorway. Residents benefit from good connectivity to an array of amenities, including a comprehensive shopping precinct featuring a Waitrose supermarket, tranquil recreation parks, Dinton Pastures Country Park, reliable bus services, and nearby train stations (Reading, Twyford and Winnersh Triangle). With a council tax rating of F and an impressive EPC rating of B, this residence offers both practicality and energy efficiency. Viewing advised

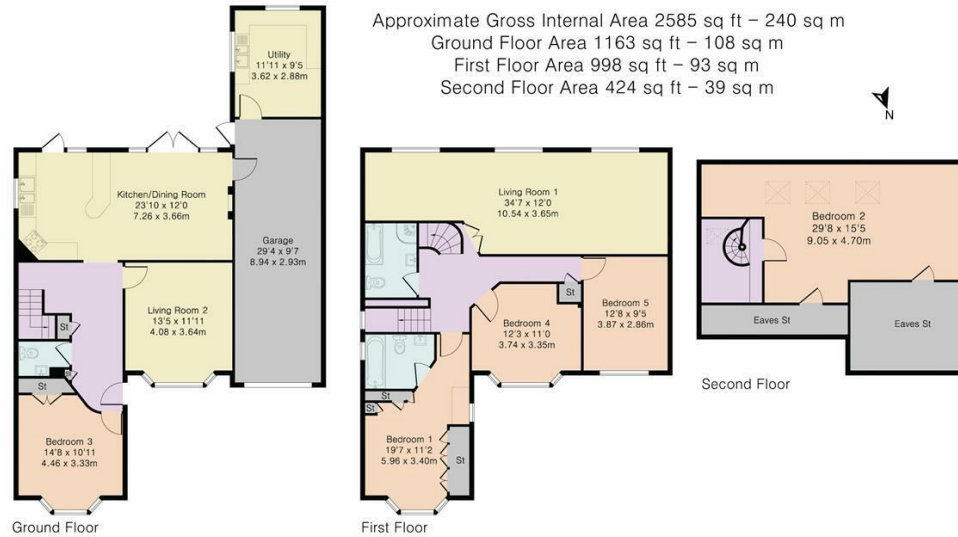
### Tenure - Freehold





- Detached family home
- 1930's character home
- Accommodation over three floor
- Five/six bedrooms
- Fabulous location
- Large landscaped rear garden
- Large driveway and garage

 5  2  3  B



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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