Woodlands, Croft Road, Reading, RG7 1DR

£630,000

A beautifully extended period home set in a sought-after village location, thoughtfully updated to create an exceptional family residence.

This charming property offers generous and well-balanced accommodation, featuring a welcoming front-aspect living room that flows seamlessly into a stunning open-plan kitchen/dining area. The kitchen is designed with both style and function in mind, offering ample storage, extensive worktop space, a skylight that fills the room with natural light, and a cosy log burner perfect for family living and entertaining.

The ground floor also benefits from a modern family bathroom. Upstairs, you'll find four well-proportioned bedrooms, a stylish shower room, and a dressing room.

Externally, the property boasts an extensive 180ft south-facing rear garden perfect for outdoor living, and to the front, ample off-road parking leads to a garage, providing both convenience and curb appeal.

- Desirable village location
- Tastefully extended period property
- 4 bedrooms & 2 bathrooms
- Extensive 180ft south facing garden
- Ample of road parking with garage
- Open plan kitchen/ family room with log burner

Council tax band D
Council- WBC

Additional information:
Parking
The property has a driveway with parking for multiple vehicles and a garage.

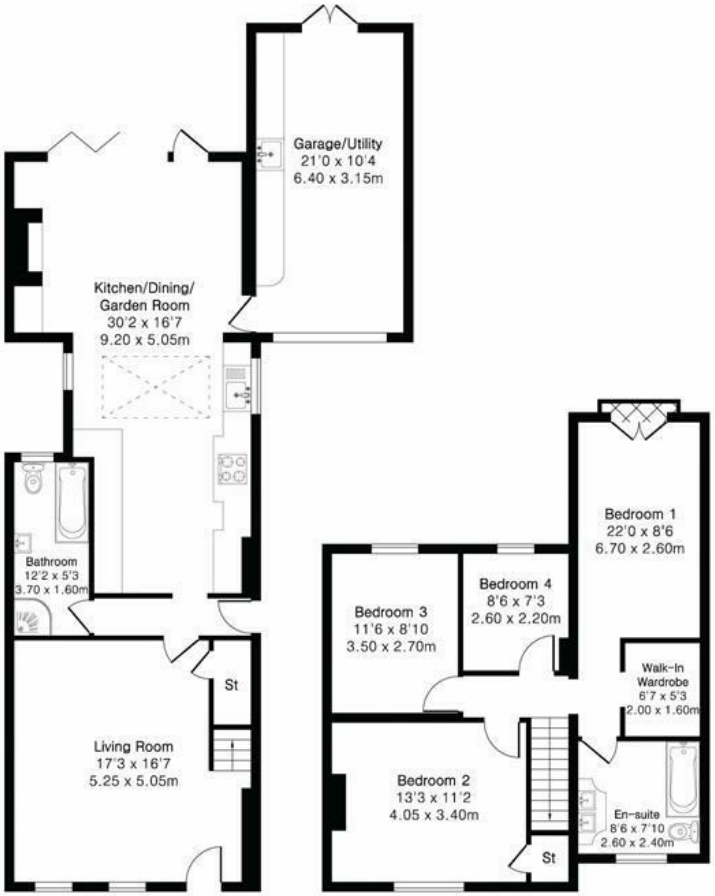
Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):
Superfast - Fibre to the cabinet (FTTC)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Approximate Gross Internal Area 1670 sq ft - 156 sq m
(Including Garage)

Ground Floor Area 1018 sq ft – 95 sq m
First Floor Area 652 sq ft – 61 sq m

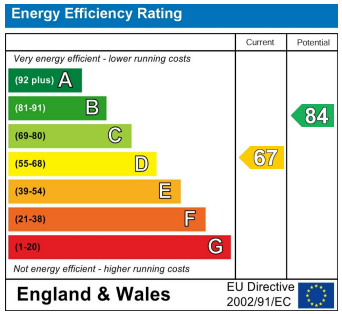


Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

HASLAMS Sales



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