



Located in a favoured North Woodley address and set back from the road with a generous frontage is this extended detached family home. The well-presented 4 bedroom home features generous ground floor reception areas with a sizeable conservatory alongside a kitchen-breakfast room all overlooking the established private garden. The property is ideally placed for Willow Bank primary school, Waingels College and Sonning golf course nearby with local shops and amenities within striking distance. Within convenient reach are business parks and excellent transport links by both road and rail. The property is being offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.



- 4 Bedrooms, principal with en suite bathroom
- Dual aspect living room with sliding doors to Dining room
- Fitted kitchen-breakfast room; Conservatory
- Family room; Garage & driveway parking
- Established private garden
- No onward chain





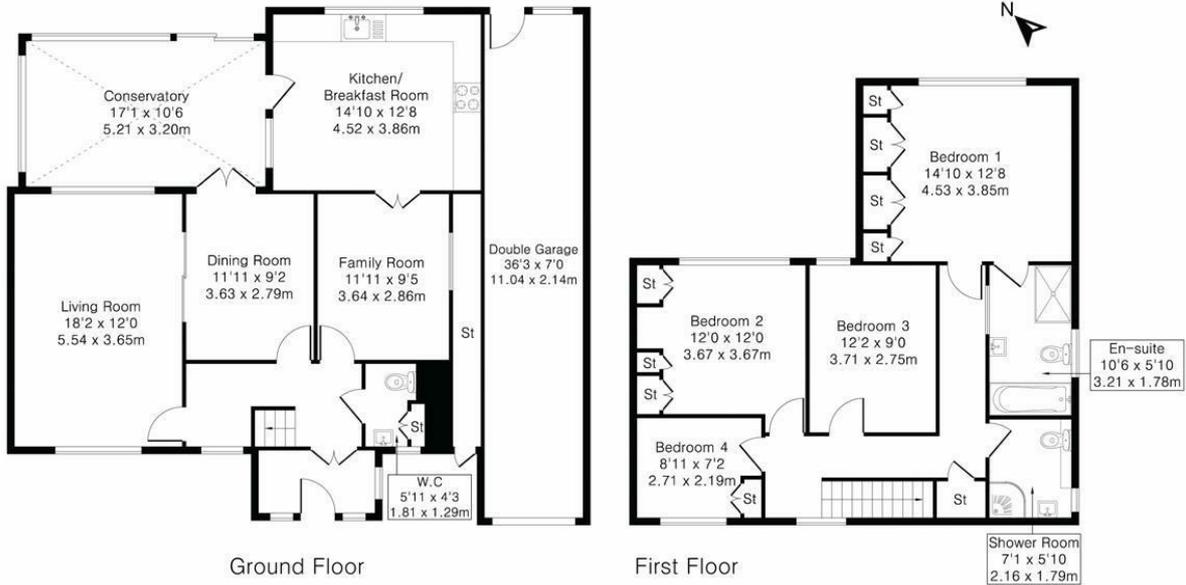
Further details

Garden
The property benefits from a delightful; established private garden with a paved patio terrace with a path to the rear flanked by a lawned garden with shrub beds and a circular paved feature patio. There is a useful shed and greenhouse and there is also side pedestrian access to the front. There is an additional timber structure at the side of the property which is suitable for varied uses the current owner is using this for a home office, there is electric to the building and WIFI.

Parking
Generous brick-paved driveway parking for a number of vehicles with a storage cupboard and a triple length garage which narrows at the end and is used as a workshop space.

Floorplan

Approximate Gross Internal Area 2048 sq ft – 190 sq m
 Ground Floor Area 1293 sq ft – 120 sq m
 First Floor Area 756 sq ft – 70 sq m



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 practise. 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.