



A Spacious and Well-Appointed Detached Bungalow in a Prime Woodley Location

Occupying a desirable position on one of Woodley's sought-after residential roads, this impressive detached bungalow presents a rare opportunity to acquire a spacious home offering both comfort and convenience. The property enjoys excellent access to a wide range of local amenities, including regular bus services and the nearby Woodley precinct, which offers an array of supermarkets, banks, eateries, and essential services.

Internally, the accommodation is generously proportioned and thoughtfully arranged to provide flexible living spaces suited to modern lifestyles. The property comprises three double bedrooms, two bathrooms, and an en-suite shower room to the principal bedroom.

The main living area extends to approximately 19 ft and includes a dedicated study area. A spacious 20-foot kitchen offers ample room for dining and entertaining and leads conveniently into a separate utility room. At the rear of the property, a 22-foot conservatory provides additional living space with views over the garden.

Externally, the rear garden is privately enclosed and predominantly laid to lawn, providing direct access to a detached double garage, which adds further value and practicality to the home.

In summary, this is a rare opportunity to acquire a substantial residence in a highly regarded location, perfectly suited to a variety of purchasers, including families or those seeking a bungalow without compromising on space or convenience.

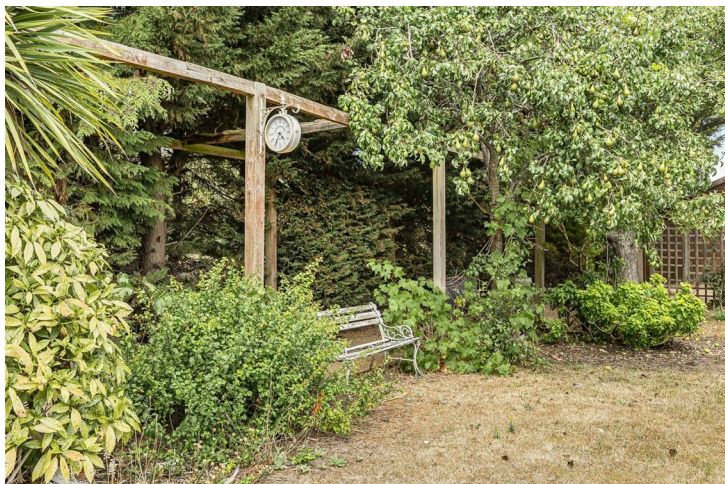
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Detached bungalow
- 3 double bedrooms
- 2 bathrooms & ensuite shower
- Over 1600 sqft of living space
- Double garage and ample parking
- No onward chain





Council tax band E

Council- WBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles with a detached double garage to rear

Property construction – Standard form

Services:

Gas – mains

Water – mains

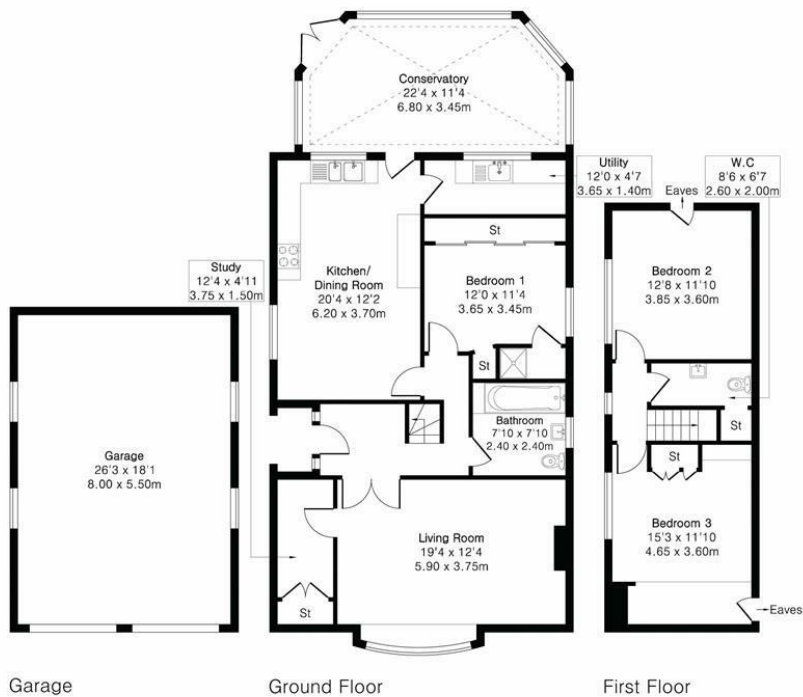
Drainage – mains

Electricity – mains

Heating – Gas central heating

Floorplan

Approximate Gross Internal Area 1619 sq ft - 151 sq m
(Excluding Garage)
Ground Floor Area 1204 sq ft - 112 sq m
First Floor Area 415 sq ft - 39 sq m
Garage Area 474 sq ft - 44 sq m



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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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