



Situated in a cul-de-sac setting in a sought-after residential setting close to the centre of Woodley and within walking distance of the precinct. This 3 bedroom semi-detached home is ideally positioned for local schools and amenities with Woodford Park nearby. The location benefits from good transport links with access to the A329(M) nearby and local bus routes. The property features a delightful southerly aspect garden with a summer house and has been extended to the rear of the garage to provide a utility room & WC. The property is being sold with no onward chain.

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

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0118 960 1000



- 3 Bedrooms
- Living room with gas fire
- Dining room with patio door to garden
- Kitchen fitted with oven & hob
- Utility room & WC; Established private garden
- Driveway parking & Garage: No onward chain





Further details

Garden

A particular feature of the property is the southerly aspect garden that incorporates a paved patio with a path flanked by a shrub bed with a mature palm and a useful storage shed to a well-maintained lawned garden with a summer house.

Parking

There is brick-paved driveway parking for 2 vehicles and a single garage that has internal access to the house.

Additional Information (Part B)

Local authority: Wokingham

Council tax band: D

Probate: The sale of the property is subject to obtaining the Grant of Probate and the application was submitted in January 2024.

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

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

Mobile phone coverage - The vendor is not aware of any specific restricted mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, buyers should go to the Ofcom web-site "Broadband and mobile coverage checker"

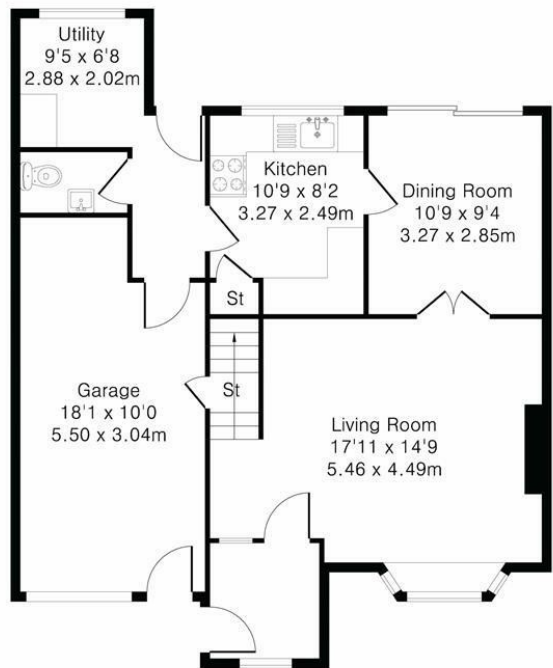
<https://checker.ofcom.org.uk/>

Additional information (Part C)

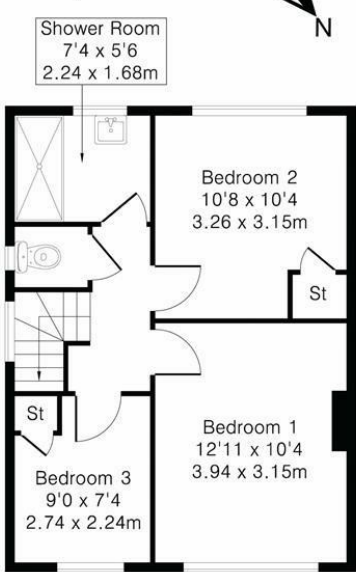
We understand the property has Artex ceilings which may contain asbestos and also the garage roof.

Floorplan

Approximate Gross Internal Area 1203 sq ft – 112 sq m
(Including Garage)
Ground Floor Area 770 sq ft – 72 sq m
First Floor Area 433 sq ft – 40 sq m



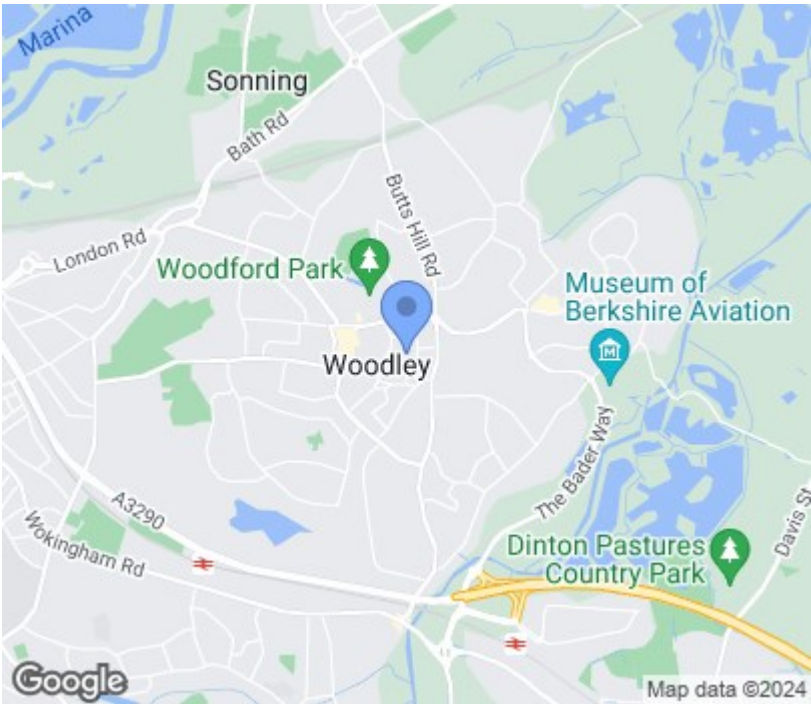
Ground Floor



First Floor



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		83
(81-91) B		
(69-80) C		58
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.