



Set on a popular road in Woodley, the property enjoys a convenient position with easy access to a wide range of local amenities. These include several well-regarded schools, Woodley Precinct, and the beautiful Dinton Pastures Country Park, making it an ideal location for families seeking both convenience and an active outdoor lifestyle. Public transport links include Winersh Triangle, Early Station and M4.

The accommodation comprises a spacious open-plan living area with access to the rear garden, a well-appointed kitchen offering ample worktop and storage space, and a separate utility room. To the first floor are three well-proportioned bedrooms, all benefiting from built-in storage, along with a family bathroom.

Externally, the rear garden is privately enclosed, featuring a patio area leading to a lawn and enjoying direct access to the River Loddon, creating a particularly attractive outdoor setting. To the front of the property, there is off-road parking for several vehicles and a garage.

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

sales@haslams.net
0118 960 1000



- No onward chain
- Detached family home
- 3 Bedroom
- Garage and off road parking
- Riverside access
- Cloakroom





Council tax band E

Council- WBC

Additional information:

Parking

The property has a driveway with parking for multiple vehicles

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

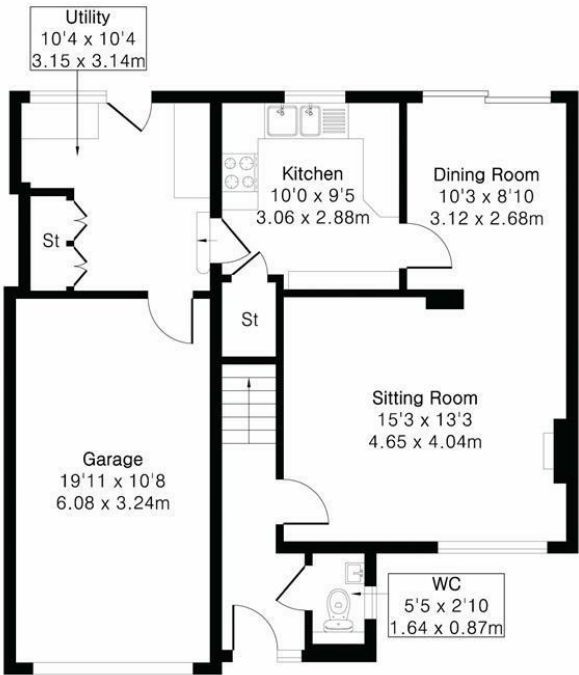
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

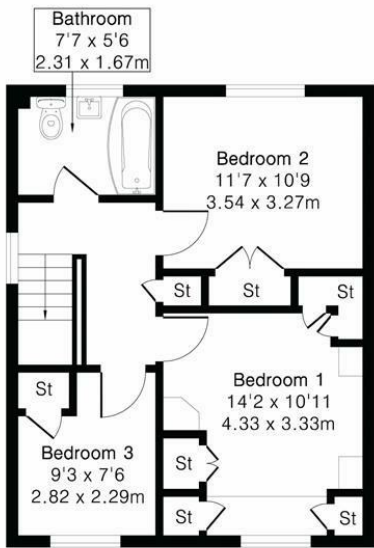
Approximate Gross Internal Area 1293 sq ft - 120 sq m
(Including Garage)

Ground Floor Area 839 sq ft – 78 sq m

First Floor Area 454 sq ft – 42 sq m



Ground Floor



First Floor



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.

HASLAM'S
Sales



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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		
(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.