



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

19, Quentin Road, Woodley, Berkshire, RG5 3NF

£400,000
Freehold

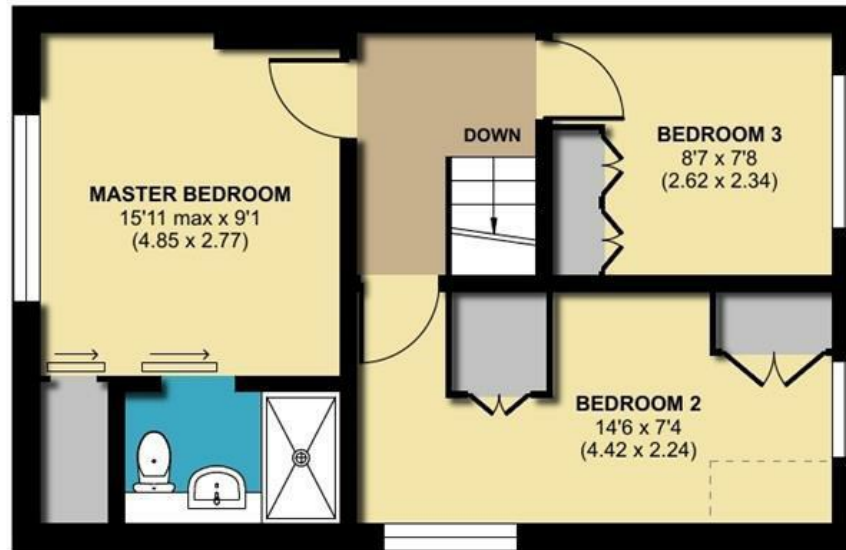
Quentin Road, Woodley, Reading

Approximate Area = 918 sq ft / 85.2 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

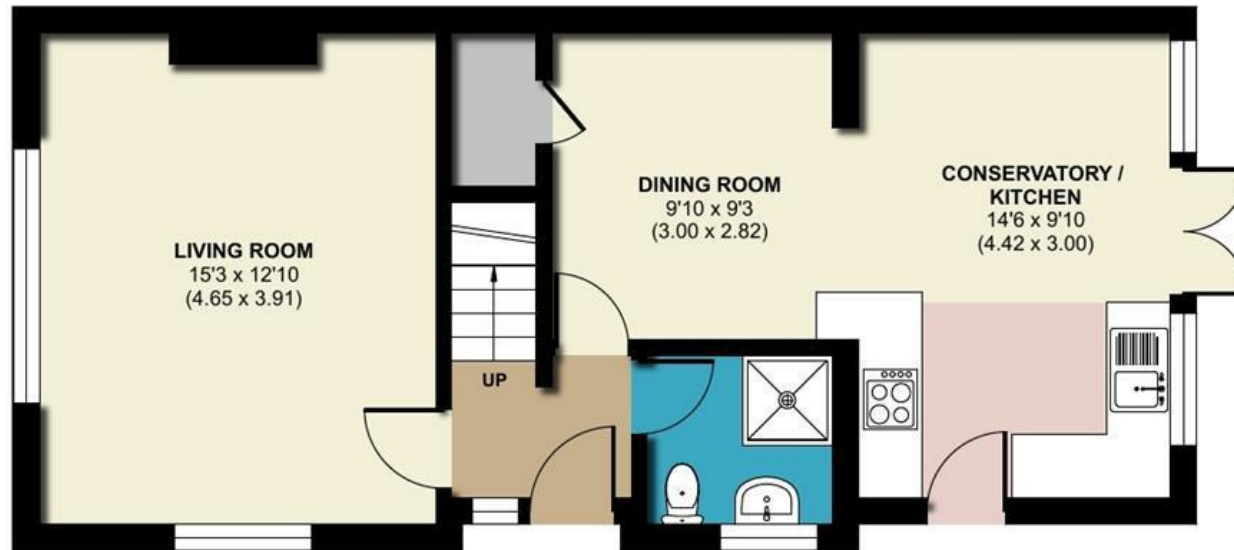
Total = 926 sq ft / 85.9 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



This spacious three bedroom semi detached house is set in a desirable road close to local schools and shops. The accommodation comprises entrance hall, generous living room, dining room with adjoining conservatory/kitchen and shower room. There are three first floor bedrooms including a master bedroom with en suite facilities. Outside there is driveway parking for two vehicles in tandem and a low maintenance rear garden.

- Offered with no onward chain
- Living room with feature fireplace
- Open plan conservatory/kitchen
- Master bedroom with en suite
- Driveway parking and garage

Situation

Quentin Road is set within walking distance of local shops, schools and amenities with Woodley precinct which is approximately 20 minutes walk away which offers a variety of banks and shops including Waitrose supermarket. The location benefits from being close to the M4 via the A329(M) and Winnersh triangle train station is within 1.5 miles, giving access to Reading and Waterloo London. There are also buses into Reading town centre from Loddon Bridge Road.

Outside

The low maintenance rear garden is mainly hard landscaped with paving, enclosed by wooden fencing and mature shrub borders a variety of trees with raised brick flower beds. The single garage at the side with a block paved driveway providing parking for two vehicles in tandem with an open plan front garden laid to lawn with a rockery at the front.

Energy Performance Rating

D

Council Tax Band

D (Subject to change)

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Reading Road, proceed through the traffic lights at Winnersh crossroads and onto Winnersh Triangle intersection, proceed onto the Wokingham Road, continue for 1 mile taking a right into Church Road, at the next mini roundabout take a right into Woodlands Avenue. Take a right at the next mini roundabout into Fairwater Drive, second left into Antrim Road and first right into Quentin Road, number 19 will be found on the right.



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Ref: 17791627 | Folio: A4481 | 17th November 2023

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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