



**Dahlia, Woodley Reading RG5 4WR**

**welcome to**

**Dahlia, Woodley Reading**

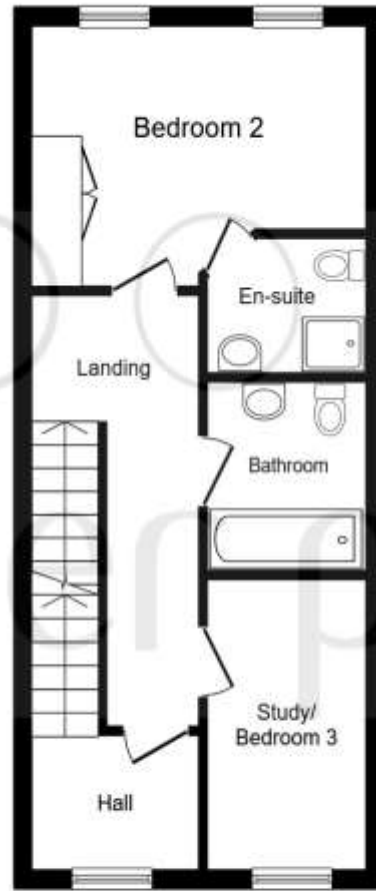
This immaculate three storey town house overlooks a green and benefits from a cloakroom, kitchen with breakfast area, lounge, three bedrooms, two of which offer en suites, and a family bathroom. Outside there is a detached garage and enclosed garden. It is ready to move straight into.



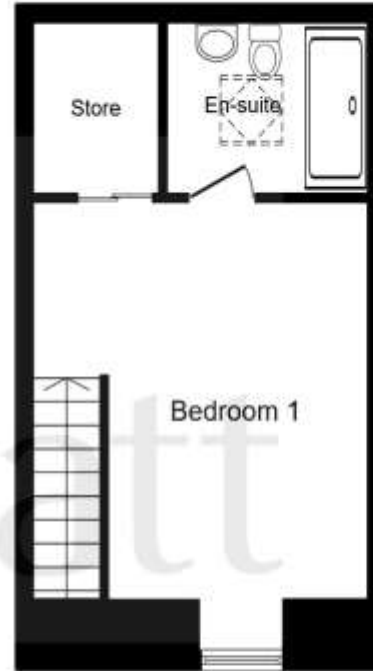




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Cloakroom**

**Lounge/dining Room**

14' 5" x 13' ( 4.39m x 3.96m )

**Kitchen**

16' 1" x 6' 1" ( 4.90m x 1.85m )

**First Floor Landing**

**Bedroom Two**

13' max x 9' 4" ( 3.96m max x 2.84m )

**Ensuite**

**Bedroom Three**

11' x 6' 1" ( 3.35m x 1.85m )

**Family Bathroom**

**Second Floor Landing**

**Master Bedroom**

16' 8" x 12' 8" ( 5.08m x 3.86m )

**Walk In Wardrobe**

**Ensuite**

**Enclosed Garden**

**Driveway Parking**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

welcome to

## Dahlia, Woodley Reading

- Modern Recently Built Home
- Situated in a Popular Development in Woodley
- Kitchen with Breakfast Area, Lounge
- Three Bedrooms, Two Ensuites and Family Bathroom
- Detached Garage & Enclosed Garden

Tenure: Freehold EPC Rating: B

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOE106475 - 0006

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