



Folly Green, Woodcote, Reading RG8 0ND

Welcome to

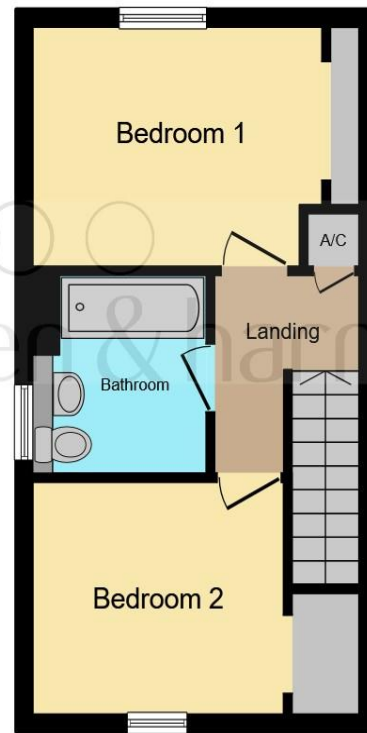
Folly Green, Woodcote, Reading

This modern home offers a good start to get on the property and comprises: entrance hall, modern fitted kitchen being dual aspect, 15ft sitting room with open chimney, conservatory, landing, two double bedrooms and bathroom. Outside to the front is a large lawned garden enclosed with mature hedging, driveway with parking for two vehicles leading to the garage and side access gate leading to the rear garden. Internal viewing highly recommended.

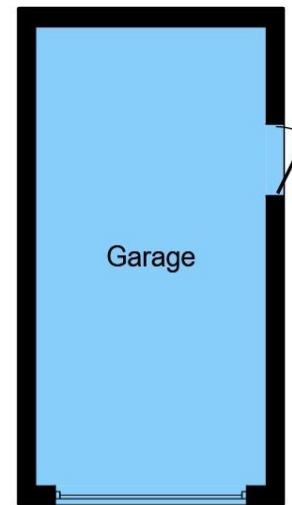




Ground Floor



First Floor



Garage

Entrance Hall

Kitchen

9' 6" x 9' 9" narrowing to 6' 7" (2.90m x 2.97m narrowing to 2.01m)

Sitting Room

15' 1" x 13' (4.60m x 3.96m)

Conservatory

9' 4" x 5' 9" (2.84m x 1.75m)

Landing

Bedroom

10' 9" x 8' 9" (3.28m x 2.67m)

Bedroom

9' 7" x 8' 5" (2.92m x 2.57m)

Bathroom

Driveway Parking 2 Vehicles

Garage

Large Front Garden

Enclosed Rear Garden

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). Powered by www.focalagent.com

Welcome to

Folly Green, Woodcote, Reading

- Overlooking Open Green and Recreation Ground
- Two Bedroom End Terraced
- Garage and Parking for Two Vehicles
- Dual Aspect Modern Fitted Kitchen
- Large Front Gardn and Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

The village of Woodcote offers lots of local amenities including a village supermarket, nursery/garden centre, two pubs, health centre, village hall and excellent education facilities with playgroups, primary and secondary schools. The private Oratory School is also close by along with Moulsoford Preparatory and Cranford House within commutable distance.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105079



Property Ref:
WLF105079 - 0003

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