

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



SANDFORD DRIVE, WOODLEY
READING, RG5 4RR
Guide £975,000

Situated in a highly desirable road in North Woodley, stands this large, well presented family home. Offering spacious living areas downstairs and five bedrooms upstairs it would be ideal for a growing family. The property also benefits from a double garage, plenty of parking and ample outside space

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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RECEPTION HALL

Large entrance hall, with doors off to the kitchen and living room



LIVING ROOM

22ft dual aspect lounge, with double doors out to the garden



DINING ROOM

Large square dining room, with views out onto the garden



KITCHEN

Modern kitchen with built in dishwasher, electric hob and oven



CLOAKROOM

Downstairs cloakroom

UTILITY ROOM

Utility room, with side access to the garden and storage area



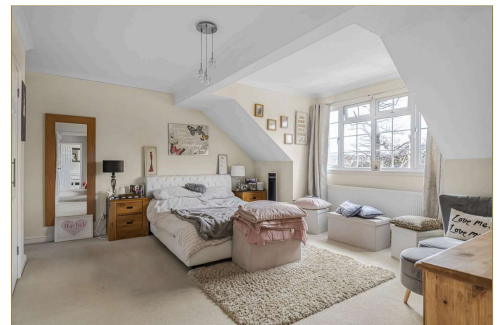
STAIRCASE FROM RECEPTION HALL TO GALLERIED LANDING

Access to loft space above, storage cupboard



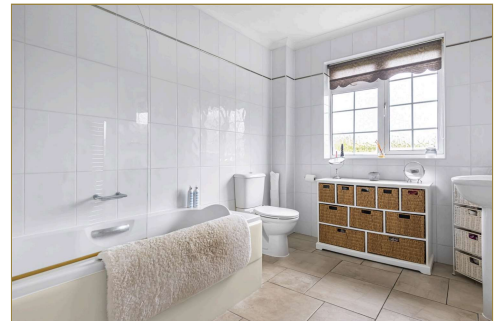
BEDROOM ONE

Master bedroom with ensuite and built in wardrobes



EN SUITE BATHROOM

Large en-suite with shower over bath



BEDROOM TWO

11ft x 11ft double bedroom with built in wardrobes overlooking the garden



BEDROOM THREE

Double bedroom with two built in storage cupboards



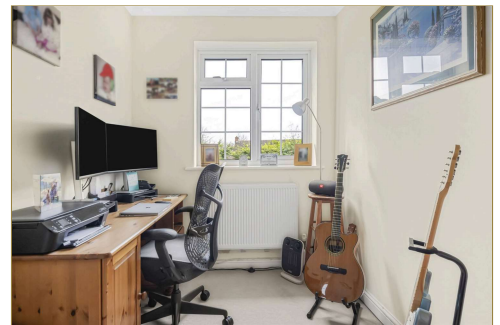
BEDROOM FOUR

Double bedroom to the front of home with small built in cupboard



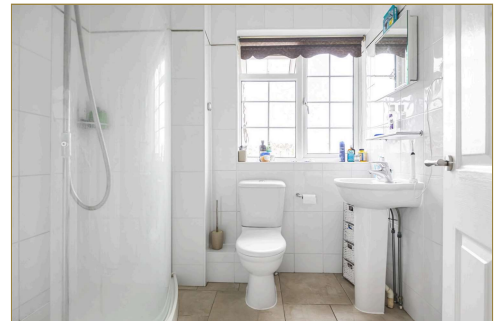
BEDROOM FIVE

Single bedroom, currently being used as a study



BATHROOM

Family bathroom with large shower



REAR GARDEN

Enclosed private rear garden



DOUBLE GARAGE

19ftx16ft double garage, with electric door



TENURE

Freehold

COUNCIL TAX

Band G

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

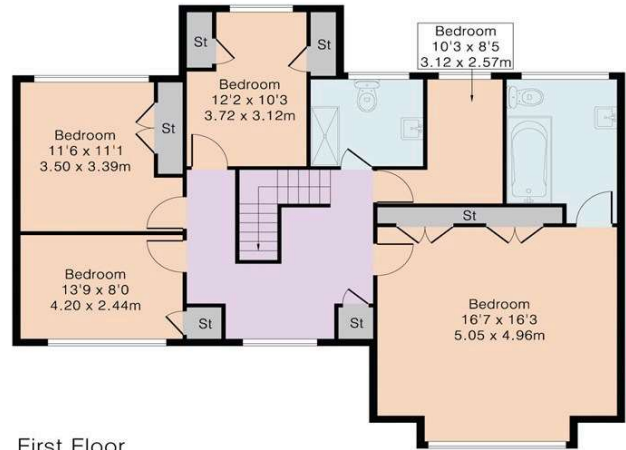
Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/8106-1989-7729-2226-9423>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 2075 sq ft – 192 sq m
Ground Floor Area 1092 sq ft – 101 sq m
First Floor Area 983 sq ft – 91 sq m



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

