



Woodlands Avenue, Woodley, Reading, RG5 3HJ

£528,000

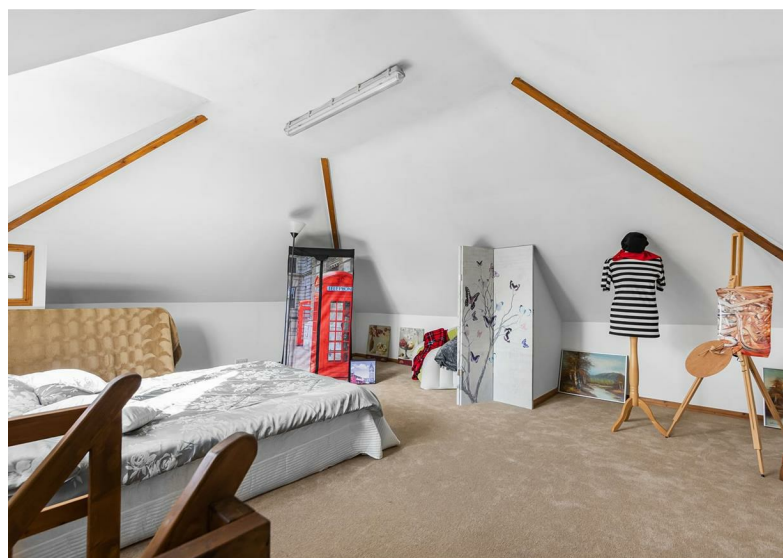
Walmsley

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Walmsley Estate Agency are pleased to offer to the market this extended, two bedroom detached bungalow, situated on a highly regarded avenue in Woodley; walking distance of the precinct, local amenities and bus routes. The accommodation comprises entrance hall, living room, kitchen/breakfast room, two double bedrooms and bathroom. Externally the property benefits from a private, enclosed rear garden measuring in excess of 80ft. Additional benefits of this property include a 20'2 garage, carport and driveway parking for several vehicles. Furthermore, the property boasts a boarded loft space with dormer and offers scope for further expansion, subject to the relevant permissions and consents. Viewing highly recommended. EPC rating E. Council tax band E.

Tenure - Freehold





- A desirable avenue in Woodley
- Close to nearby shops and services
- Detached
- Scope to extend and convert (subject to the usual permissions and consents)
- Large rear garden
- Driveway parking



Approximate Gross Internal Area 1367 sq ft – 127 sq m
 Ground Floor Area 881 sq ft – 82 sq m
 First Floor Area 284 sq ft – 26 sq m
 Garage Area 202 sq ft – 19 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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