

The Estate Agent People Recommend

# WentWorth

Estate Agents

9 St. Johns Close,  
Woodley  
RG5 4RD

Price guide £495,000



Wentworth Estate Agents are delighted to offer this well presented THREE BEDROOM mid terrace home with ENSUITE to the master bedroom. Situated at the end of a quiet CUL DE SAC in North Woodley and within walking distance of Woodley Precinct, Woodford park, schools and easy access to A329m and M4.

The ground floor offers spacious accommodation with a good size living room, leading through to the conservatory with views of the garden and a chance to unwind. The kitchen has plenty of eye and base level units with hob, oven, integrated dishwasher and door to the garden and further space for washing machine in a utility area of the kitchen. From the kitchen you can access the cloakroom and through to the dining room which has plenty of space for a six seater table.

To the first floor, a master bedroom at the front with walk through wardrobes and ensuite with large shower, WC, wash hand basin, towel rail and mirror with storage. A further double bedroom at the rear overlooking the garden and a large single bedroom with fitted wardrobes. Family bathroom is half tiled with a bath, wash hand basin, WC and towel rail.

To the front is DRIVEWAY PARKING for two to three cars and to the rear is a lovely well maintained garden with a good degree of privacy, large patio and a DETACHED HOME OFFICE.

Further benefits include gas central heating, fantastic ground floor living space, water softener, landscaped garden at the front, access at the rear of the garden for bikes etc, walking distance to Woodley town centre and NO ONWARD CHAIN.

Council Tax band - D  
EPC Rating - D

