

The Estate Agent People Recommend



14B The Ridgeway,
Woodley
RG5 3QD

Price guide £525,000



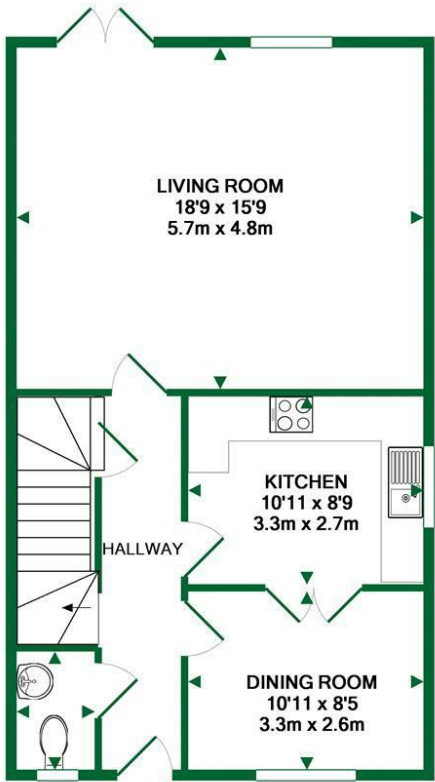
Wentworth Estate Agents are pleased to present this semi-detached property with three double bedrooms situated on a tranquil private road in Woodley.

On the ground floor, you'll find an entrance hall, cloakroom, and a front-facing dining room that connects seamlessly to the modern kitchen boasting ample eye and base level units, an integrated dishwasher, oven, and a four-ring gas hob. Overlooking the garden at the rear is a delightful 19ft living room filled with natural light.

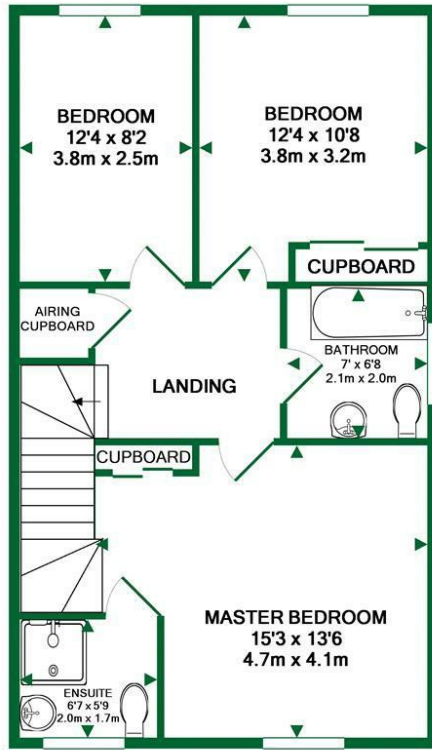
Moving to the first floor, there's a generously sized landing area leading to a master bedroom at the front featuring built-in wardrobe space and an en-suite with shower, wash hand basin, and WC. Additionally, there are two more double bedrooms with views of the rear garden, along with a family bathroom comprising a bath, WC, and wash hand basin.

Additional perks of this property include a sprawling 110ft rear garden, a spacious shed, gas central heating, double glazed windows, two off-road parking spaces, a boarded loft, and the benefits of a private road within a peaceful family community. Moreover, the property has recently been repainted, enhancing its overall appeal and freshness. Conveniently located with a bus stop nearby, easy access to A329m and M4 links, and just a 5-minute drive to Earley and Winnersh Triangle stations, providing services to Reading and London Waterloo.

This property is offered with no onward chain.



GROUND FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1233 SQ.FT. (114.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ACCOMMODATION

- THREE BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- GOOD SIZE LAID TO LAWN GARDEN
- PARKING FOR TWO CARS
- TUCKED AWAY ON PRIVATE ROAD
- NO ONWARD CHAIN
- EPC - C
- COUNCIL TAX BAND - E
- FREEHOLD



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IMPORTANT: we would like to 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.