

The Estate Agent People Recommend



8 Headley Close,
Woodley
RG5 4SF

Price guide £450,000



Located in the desirable area of North Woodley, this charming end town house on Headley Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious accommodation is designed to cater to modern living, ensuring that every corner of the home feels inviting and functional.

Upon entering, you will appreciate the practicality of a ground floor cloakroom, which adds to the overall convenience of the layout. The living areas are bright and airy, providing a welcoming atmosphere for both relaxation and entertaining.

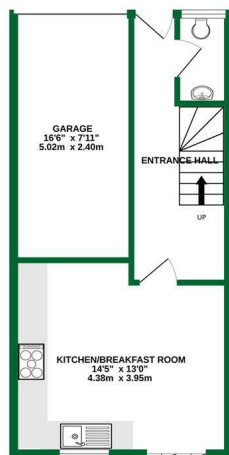
One of the standout features of this property is the ample parking space available for up to three vehicles, a rare find in many urban settings. This ensures that you and your guests will never have to worry about parking.

Additionally, the house is located in close proximity to a lovely park, perfect for leisurely strolls or family outings. This combination of spacious living, practical amenities, and a fantastic location makes this end town house a wonderful opportunity for anyone looking to settle in Woodley, Reading. Don't miss the chance to make this delightful property your new home.

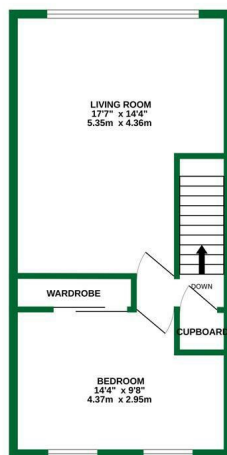
ACCOMMODATION

- THREE BEDROOM END TOWNHOUSE
- SPACIOUS ACCOMODATION
- GOOD SIZED KITCHEN BREAKFAST ROOM
- GROUND FLOOR CLOAKROOM
- FAVOURED NORTH WOODLEY
- DRIVEWAY PARKING AND GARAGE
- WALKING DISTANCE TO TOWN CENTRE
- FREEHOLD
- EPC RATING C
- COUNCIL TAX BAND C

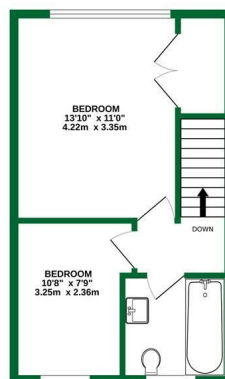
GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 1209sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix C2025



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB
t: 0118 934 0027 e: twyford@wentworthea.com

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.

