

## Kingfisher Drive, Woodley, Reading



Most suited to cash buyers (owing to the pylon within the garden).  
Popular location close to South Lake with a lovely lake and woodland.  
Woodley pedestrianised shopping centre less than 1 mile.  
Easy access to Reading, M4 (Junction 10), Twyford and Maidenhead.

**4/5 bedrooms, dressing room, bathroom, landing,  
entrance hall, cloakroom, front living room, dining room, kitchen/breakfast room,  
side passage between front and rear garden with long single garage beyond.  
Gas fired central heating, radiators throughout.**

Broadband: Ultrafast 1000 Mbps download speed and 220 Mbps upload speed.

Energy Performance Certificate: Band D67

**FOR SALE BY ONLINE AUCTION – 19<sup>th</sup> November 2024 (unless sold beforehand)**

**The Solicitors:** The Head Partnership, 9 Chalfont Close, Lower Earley, Reading RG6 5SY  
Contact: Emma Willoughby  
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# 1 Kingfisher Drive, Woodley, Reading RG5 3LG

**DESCRIPTION / LOCATION:** A detached house extended on the first floor and with the potential for further extension subject to planning. The room built over the garage could be divided to provide two independently approached bedrooms or a large master suite. A former bedroom linking the original house to the extension is now described as a Dressing Room. Ideal for owner occupation or as an investment, considered suitable for occupation by tenants. The house virtually adjoins Fairwater Drive which runs into Woodlands Avenue and is a short walk to the pedestrianised shopping centre, Bulmershe Leisure Centre and school and other local amenities. South Lake with its surrounding woodland and Thatchers Tavern is something of a hidden gem. The nearest primary school is probably South Lake Primary School but there are other schools for children to 11 years of age within Woodley. The A4 runs just to the north giving easy access to the M4 (Junction 10) and also Reading and Twyford Town Centres. The A329 to the south offers alternative access to Reading as well as Earley and Winnersh Triangle railway stations and Wokingham.

## First Floor

**Master Bedroom:** 21'3 x 11'5 double aspect and with shower cubicle  
**Dressing Room:** 9'1 x 8' adjoining Master Bedroom, cupboard  
**Bedroom 2:** 12'11 x 9'1 with over stairs cupboard, airing cupboard  
**Bedroom 3:** 12'4 x 11'3  
**Bedroom 4:** 10' x 8'1  
**Bathroom:** with panel bath, wash hand basin, low level WC  
**Landing:** with access to roof space

## Ground Floor:

**Entrance Porch:**  
**Entrance Hall:**  
**Cloakroom:** wash hand basin, low level WC  
**Lounge:** 16'1 x 11'3 double doors leading to  
**Dining Room:** 11'3 x 7'11 with sliding doors to rear garden  
**Kitchen/Breakfast Room:** 13'10 x 12' with good range of units  
**Outside:**  
**Side passageway:** beneath first floor extension linking the front and rear garden  
**Garage:** 21'3 x 8'6 attached to the passageway with up and over door, personal door to rear, light and power  
**Gardens:** At the front of the property there is off street parking for at least 3/4 cars. The rear garden is of course dominated by the pylon but is mainly lawn, well fenced with some established trees. Overall plot size 0.173 acres.

**NB.** National Grid own the pylon and have access rights, without notice, for maintenance and repairs.

**Services:** Mains water, gas, electricity and drainage are connected.  
**Council Tax:** Band E  
**Energy Performance:** Band D67  
**Broadband:** Ultrafast 1000 Mbps download speed and 220 Mbps upload speed.  
**Viewing:** By appointment with the Owner's Sole Agents and Auctioneers, **Martin & Pole, Wokingham, Tel: 0118 978 0777. Email: [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)**

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

\* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed, we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

## IMPORTANT NOTICES

### Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

**For online auctions:** To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

**For Public Auctions:** The same regulations apply, with registration no less than one hour before the start of the sale.

### Buyer's Fee

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

### Signing the Memorandum, Payment of the Deposit and Buyer's Fee

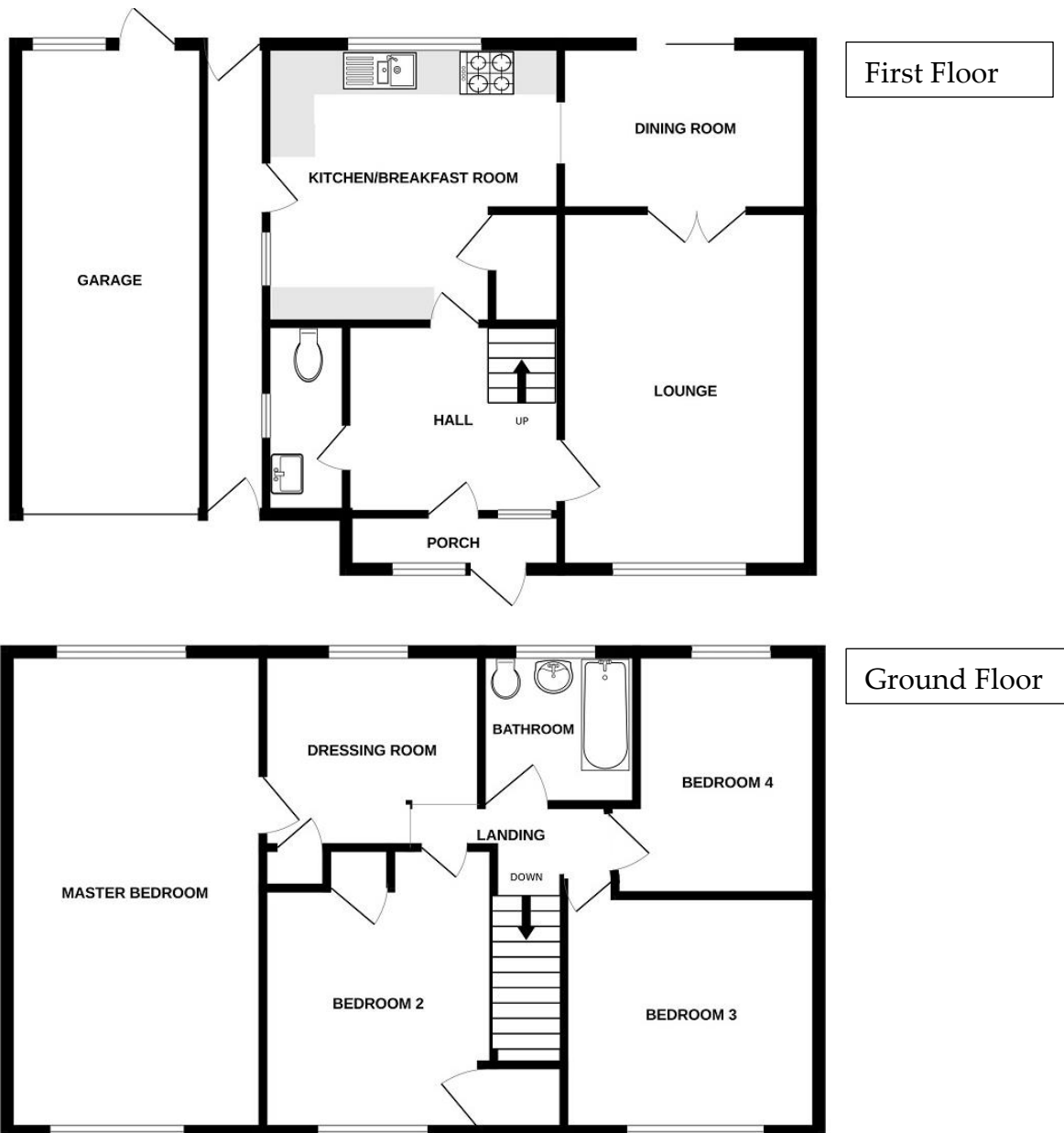
The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

### Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

### Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.



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### MEMORANDUM OF AGREEMENT

Date of Agreement: ..... day of .....2024

Buyer: .....

Address: .....

Postcode: .....

Buyer's Solicitor: ..... Contact:.....

Address: .....

Postcode: .....

**Purchase Price** £ .....

**Deposit** £ .....

**Balance** £ .....

The Seller will sell, and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

**Buyer** .....

**Seller** .....

DCA Fo 36941 September 2024



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