

Austin Road, Woodley, Reading, RG5 4EL



**£525,000 Freehold**

**Completely Reading.**





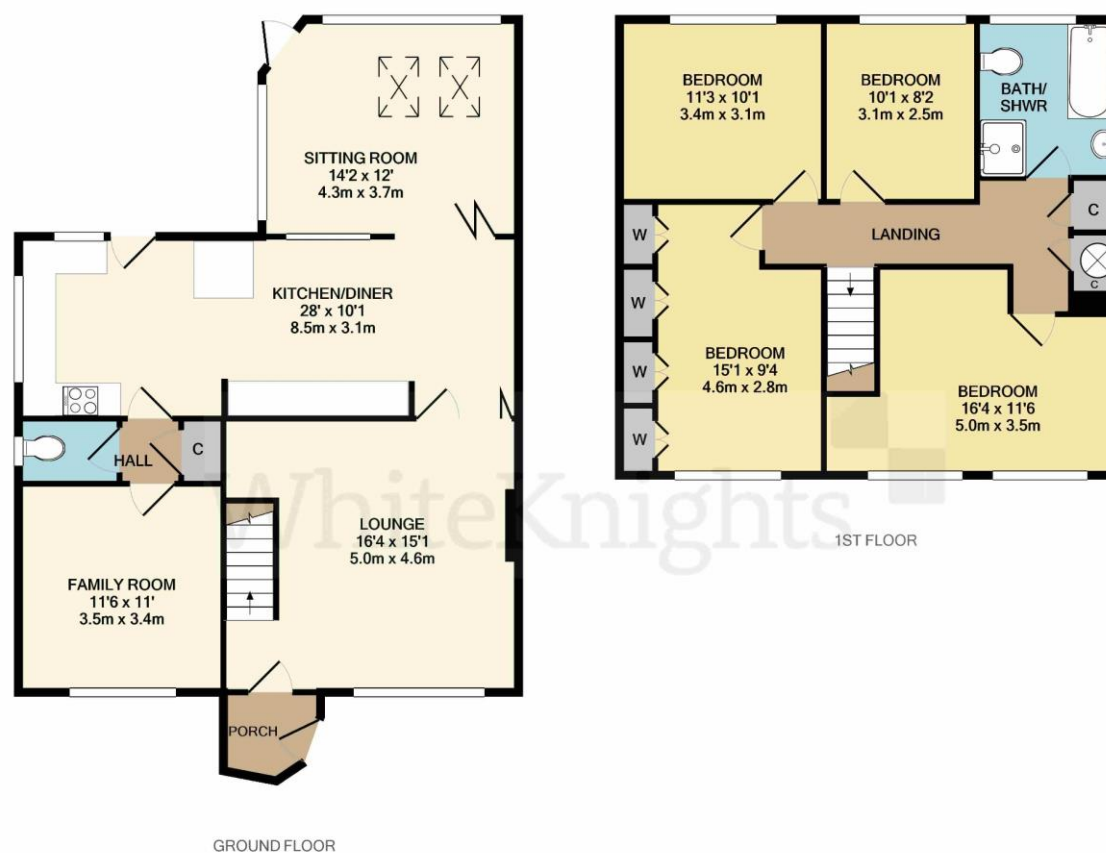
- Large Extended Family Home With Flexible Living Accommodation
- Four Generous Sized Bedrooms
- Family Bathroom With Separate Shower Cubicle
- Three Reception Rooms
- 28' Kitchen/Dining Room
- Downstairs WC
- Corner Plot Gardens
- Double Garage To The Rear
- Ideal Location Close To Amenities
- Council Tax Band E



A large family home with flexible living accommodation in a convenient location close to shops, schools, bus services and approximately five minutes drive to the A329M giving M4 access.

An internal viewing is strongly recommended so as to fully appreciate the generous size rooms throughout this property.

Features include three reception rooms along with a 28' kitchen/dining room, four bedrooms, large bathroom with an additional shower cubicle, double garage at the rear and a corner plot position.



#### AUSTIN ROAD

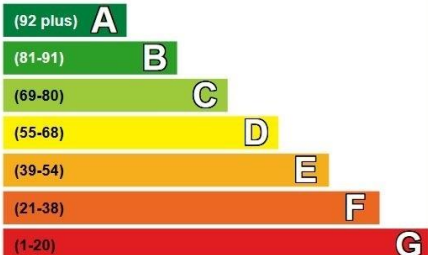
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
75	84

## Woodley Office

134 Loddon Bridge Road, Woodley,  
Reading, Berkshire, RG5 4AB

T: 0118 969 7000

E: [woodley@whiteknights.co.uk](mailto:woodley@whiteknights.co.uk)

The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



Lower Earley Office 0118 931 0011  
[lowerearley@whiteknights.co.uk](mailto:lowerearley@whiteknights.co.uk)

Earley Office 0118 966 8655

Tilehurst Office 0118 942 0600  
[tilehurst@whiteknights.co.uk](mailto:tilehurst@whiteknights.co.uk)

Reading Office 0118 986 8888  
[reading@whiteknights.co.uk](mailto:reading@whiteknights.co.uk)

Woodley Office 0118 969 7000  
[woodley@whiteknights.co.uk](mailto:woodley@whiteknights.co.uk)

Spencers Wood Office 0118 988 2011  
[spencerswood@whiteknights.co.uk](mailto:spencerswood@whiteknights.co.uk)

Lettings 0118 935 1004  
[lettings@whiteknights.co.uk](mailto:lettings@whiteknights.co.uk)



Property Management 0844 682 2101  
[propertymanagement@whiteknights.co.uk](mailto:propertymanagement@whiteknights.co.uk)