



14 Fitzroy Crescent, Woodley, Reading, RG5 4EU
£450,000 Freehold

- Extended Semi Detached House
- Block Paved Driveway Frontage
- Established Southerly Aspect Rear Garden
- Living Room With Door to Dining Room
- 3 Bedrooms

- No 'Onward Chain' Complications
- Garage & Workshop
- Generous Entrance Porch
- Extended Kitchen
- Fully Tiled Shower Room

Offered to the market with the advantage of no 'onward chain' complications, this popular semi detached home is conveniently located within close proximity with a wealth of amenities to include local shops, regular bus services, reputable primary and secondary schools, green spaces including Dinton Pastures as well as Woodley shopping precinct all being within walking distance. The M4 motorway is easily accessed via the A329M circa 1 mile away, Wineshr Triangle train station is circa 1.5 miles away and Reading Town centre with mainline train station being approximately 4 miles.

Having been extended by single storey to the rear and with the addition of a spacious entrance porch, the property is approached via a block paved open driveway to the front providing parking for 2 cars. The driveway to the side (shared with neighbouring property) continues to the side of the property to the larger than average garage/workshop and a secure gate giving access to the rear garden. Inside, ground floor accommodation comprises of the extended entrance porch with door to front aspect living room with feature stone built open fireplace and double opening glazed doors to the rear aspect dining room. The dual aspect extended kitchen has ample fitted storage and work top space and a courtesy door to the garden. Stairs from the living room rise to the side aspect landing which has doors to 3 bedrooms and a fully tiled rear aspect shower room with walk in shower. All 3 bedrooms have fitted storage with bedroom 3 currently used as a study. Other general notable points include double glazing and gas fired central heating to radiators (n/t) and a addition built-in air conditioning unit, fitted at the bottom of the stairs, which cools both the ground floor and first floor. This system is remote controlled, offering added comfort in warmer months.

The rear garden is enclosed by wooden fencing with mature trees and established plants providing a good level of seclusion. A paved patio with raised planted beds steps up to a mainly lawned garden with flower/shrub beds and shed.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Wokingham Borough Council - Band D



Approx Gross Internal Area
95 sq m / 1021 sq ft

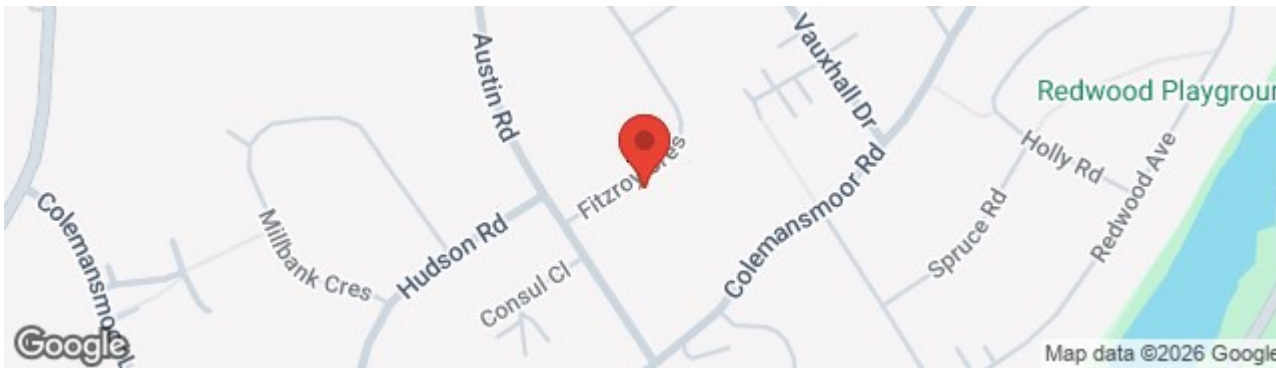


Ground Floor
Approx 57 sq m / 614 sq ft



First Floor
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	65	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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