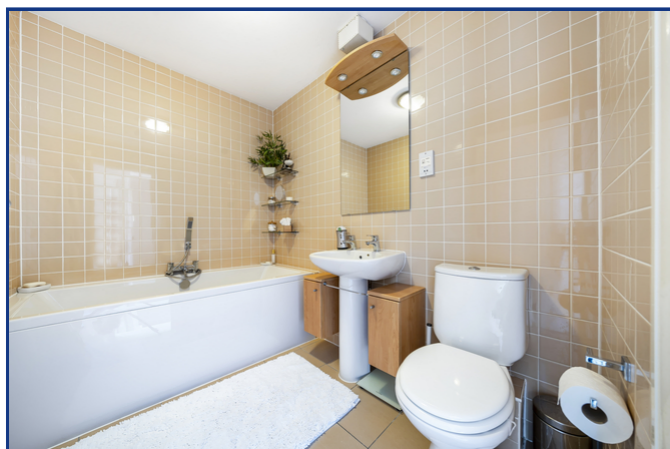


11 School Drive, Woodley, Reading, Berkshire. RG5 3PZ.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
www.arins.co.uk



11 School Drive, Woodley, Reading, Berkshire.  
RG5 3PZ.

OIEO £500,000 Freehold

Nestled in a popular, modern development, this three/four-bedroom terraced townhouse, built in 2007, is presented in show-home condition. The current owners have made numerous upgrades, including a stunning designer kitchen with fitted appliances, installed in 2022. The versatile accommodation spans three floors. The ground floor includes an entrance hall with ample storage leading to an integral garage, a modern shower room, and a family room/bedroom opening to the landscaped garden. The first floor offers a bright living/dining room with a Juliet balcony and a dual-access kitchen, allowing extra light to flow into the living area. On the second floor, there are three well-appointed bedrooms, including a master suite with an en-suite shower room, and a separate family bathroom. Externally, the rear garden features decking, a water feature, and rear access, while the front offers driveway parking and a large storage cupboard. Conveniently located near South Lake, this property is within walking distance of Earley station, Woodley precinct, and excellent schools. An internal viewing is highly recommended.

- CLOSED CHAIN ABOVE
- Modern 3/4 bedroom townhouse
- Show home condition
- Stunning refitted kitchen
- Versatile layout with accommodation over three floors
- Ground floor family room/bedroom
- Bright and spacious living/dining room with Juliet balcony
- Master bedroom with en-suite
- Integral garage & driveway parking
- Landscaped rear garden
- Internal viewing highly recommended

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

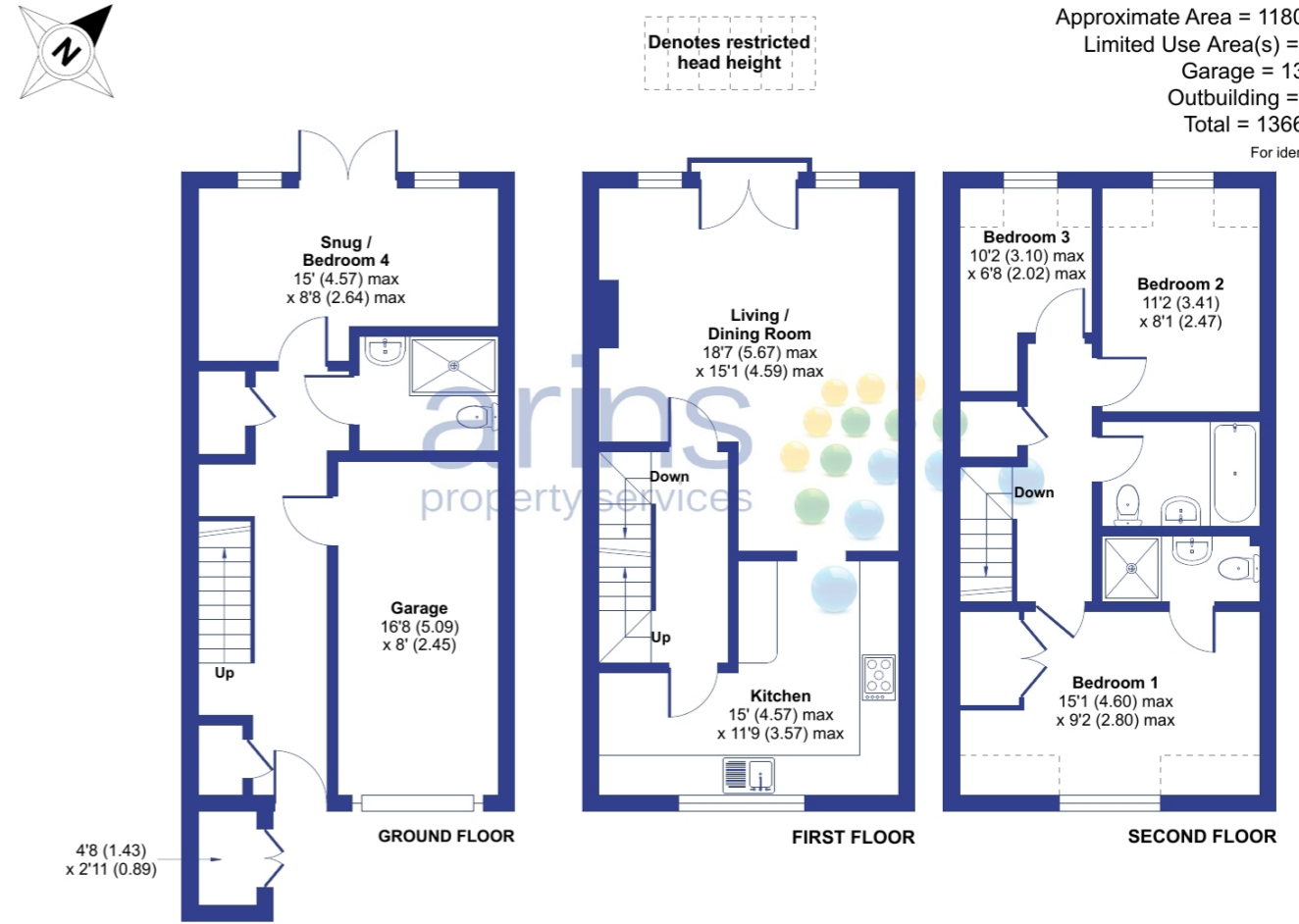


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



### School Drive, Reading, RG5

Approximate Area = 1180 sq ft / 109.6 sq m  
 Limited Use Area(s) = 38 sq ft / 3.6 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Outbuilding = 14 sq ft / 1.3 sq m  
 Total = 1366 sq ft / 126.9 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihcom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1177630

#### Property Description

##### Ground Floor

Entrance Hall

Shower Room

Snug/ Bedroom Four

4.57m x 2.64m (15' 0" x 8' 8")

##### First Floor

Landing

Living/ Dining Room

5.67m x 4.59m (18' 7" x 15' 1")

Kitchen

4.57m x 3.57m (15' 0" x 11' 9")

##### Second Floor

Landing

Bedroom One

4.60m x 2.80m (15' 1" x 9' 2")

Ensuite

Bedroom Two

3.41m x 2.47m (11' 2" x 8' 1")

Bedroom Three

3.10m x 2.02m (10' 2" x 6' 8")

Bathroom

##### Outside

Front Garden

Rear Garden

Garage

5.09m x 2.45m (16' 8" x 8' 0")

##### Council Tax Band

E

