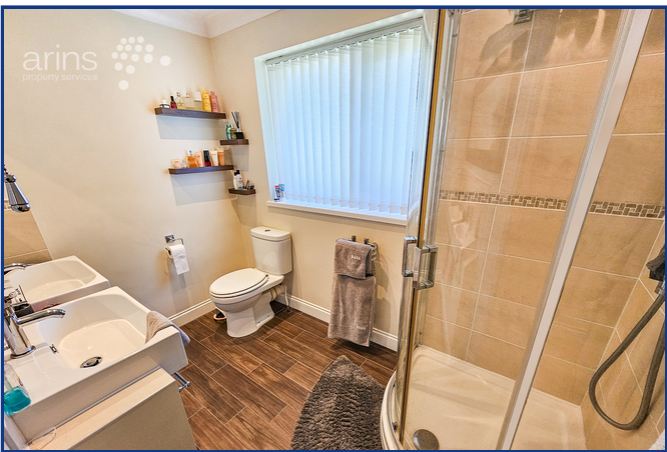


12 Carrick Gardens, Woodley, Reading, Berkshire.
RG5 3JD.



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



12 Carrick Gardens, Woodley, Reading, Berkshire
. RG5 3JD. £570,000 Freehold

Arins property services are pleased to present for sale this very well maintained extended semi detached home situated in a quiet cul de sac location in Woodley which is a suburb to the north east of Reading in central Berkshire. The ground floor accommodation comprises hall, cloakroom, Kitchen, lounge, dining room and conservatory. To the first floor is a landing, master bedroom with en suite shower room, three further bedrooms and family bathroom. To the front of the property is driveway parking, gated side access to rear garden, large rear garden which is private and a garage/storage building. The location is great as it offers easy access to all local amenities including Woodley shopping precinct which has an array of shops, bars and restaurants including a Waitrose, Iceland and a Boots the chemist. Nearby you will also find doctors, dentist surgeries and a large M&S food hall. For the commuter the A329M is close by offering connection to the M4. Nearby and within walking distance is a bus route taking you to Reading in approximately a half hour. The Bulmershe leisure centre incorporating a swimming pool is less than a minute walk away. For buyers with children the primary school of Highwood is very close by as is the secondary school of Bulmershe. we feel that the property would suit a larger family as it offers plenty of adaptable accommodation.

- Large extended family semi detached
- Quiet cul de sac location
- Excellent condition through out
- Four good size bedrooms
- Driveway parking and garage storage (not accessible for parking in)
- Bathroom and En suite shower room
- Modern fitted kitchen
- Lounge and separate dining room
- Cloakroom
- Large private rear garden

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.

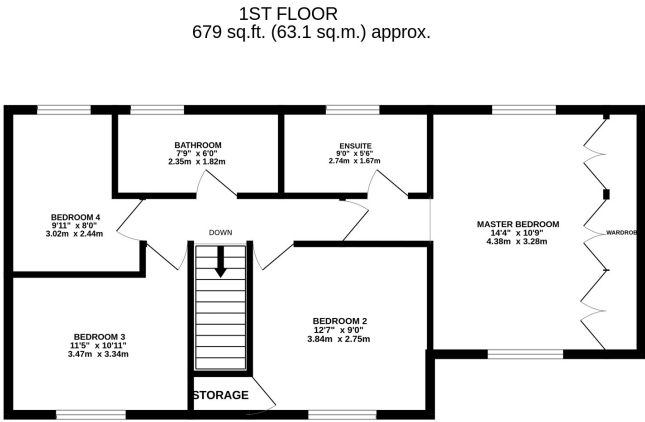
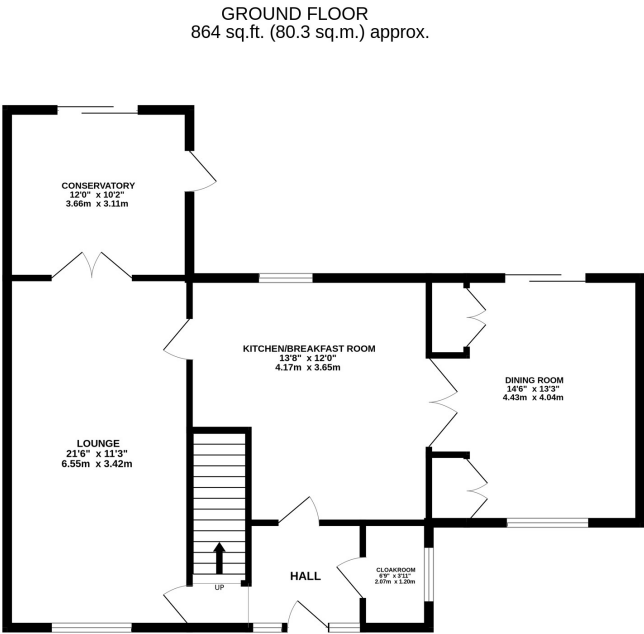


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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RG5 3JD.



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TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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.
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Property Description

GROUND FLOOR

Hall

Cloakroom

1.20m x 2.07m (3' 11" x 6' 9")

Kitchen

3.65m x 4.17m (12' 0" x 13' 8")

Lounge

3.42m x 6.55m (11' 3" x 21' 6")

Dining room

4.04m x 4.43m (13' 3" x 14' 6")

Conservatory

3.66m x 3.11m (12' 0" x 10' 2")

FIRST FLOOR

Landing

Master bedroom

4.04m x 4.43m (13' 3" x 14' 6")

En suite

2.74m x 1.67m (9' 0" x 5' 6")

Bedroom Two

3.84m x 2.75m (12' 7" x 9' 0")

Bedroom three

3.47m x 3.34m (11' 5" x 10' 11")

Bedroom four

2.44m x 3.02m (8' 0" x 9' 11")

Bathroom

2.35m x 1.82m (7' 9" x 6' 0")

OUTSIDE

Driveway parking to the front

Rear garden

Garage/storage

3.50m x 5.800m (11' 6" x 19' 0") 3.50m x 5.800m (11' 6" x 19' 0") (not accessible for vehicle access)

Council Tax Band