

1 Ashwood, Woodley, Reading, Berkshire. RG5 3RX.



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£600,000 Freehold

Nestled in the sought-after Southlake area of Woodley, this well-presented and spacious detached family home enjoys direct access to and views over the lake, offering a peaceful and picturesque setting. The property provides versatile accommodation, including the option of a ground floor bedroom—ideal for guests, multigenerational living, or a home office—alongside three generously sized bedrooms upstairs. There is also excellent potential for future extension (subject to planning permission). Ideally situated within walking distance of Earley train station and Woodley precinct, the home falls within highly regarded school catchments, including Southlake Primary and Bulmershe Secondary, and offers easy access to the A329M and M4. The ground floor accommodation features a spacious entrance hall, a bright and airy open-plan living/dining/family room, a modern kitchen, a flexible fourth bedroom/reception room, and a contemporary bathroom. Upstairs, you'll find a modern family bathroom, a separate WC, and three well-proportioned bedrooms. Additional benefits include gas central heating, UPVC double glazing, an ample driveway with parking for multiple vehicles, and a generous rear garden—perfect for entertaining or relaxing. The property is offered to the market with NO ONWARD CHAIN.

- No Onward Chain
- Detached Family Home
- Views Over Southlake
- Three/Four Bedrooms
- Well Presented Throughout
- Ground Floor Bathroom
- Modern First Floor Bathroom & WC
- Ample Driveway Parking & Garage
- Pleasant Rear Garden
- UPVC Double Glazing & Gas Central Heating
- Direct Access To Southlake

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.

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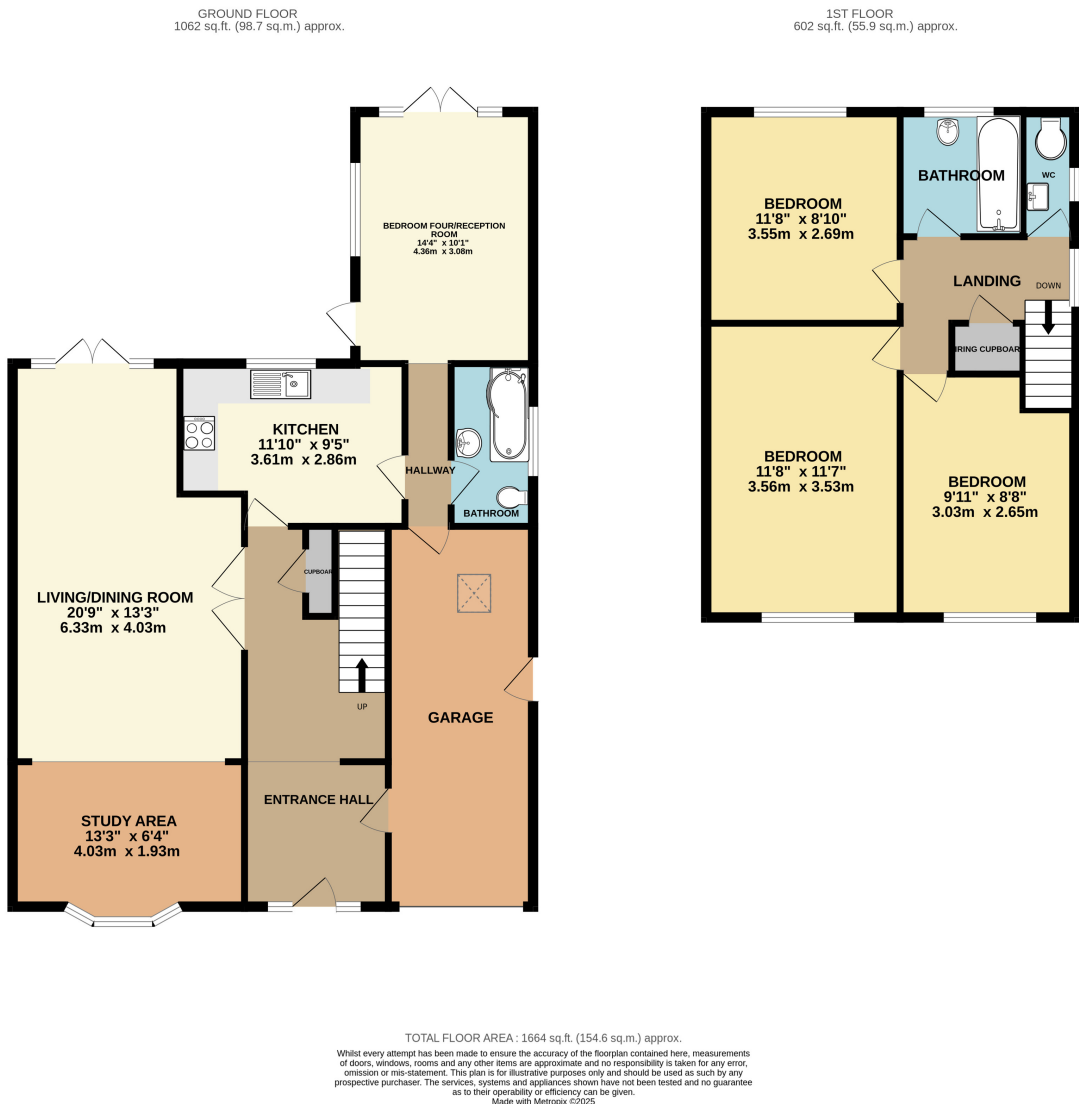
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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Property Description

Ground Floor

Entrance Hall

Living/Dining Room

6.33m x 4.03m (20' 9" x 13' 3")

Kitchen

3.61m x 2.86m (11' 10" x 9' 5")

Inner Hallway

Bedroom Four/Reception Room

4.36m x 3.08m (14' 4" x 10' 1")

Bathroom

There has been a recent leak from the bath/shower, and it has caused some small repairs required to the bedroom wall. This hasn't been repaired, but has been left to dry.

First Floor

Landing

Bedroom One

3.56m x 3.53m (11' 8" x 11' 7")

Bedroom Two

3.55m x 2.69m (11' 8" x 8' 10")

Bedroom Three

3.03m x 2.65m (9' 11" x 8' 8")

Bathroom

WC

Outside

Ample Driveway

Rear Garden

Garage

6.59m x 2.50m (21' 7" x 8' 2")

Council Tax Band

D

