

2a Norton Road, Woodley, Reading, Berkshire. RG5 4AH.



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2a Norton Road, Woodley, Reading, Berkshire.  
RG5 4AH.

£550,000 Freehold

Arins property Services are pleased to present for sale this individual non estate detached bungalow situated in a sought after road in Woodley, which is a suburb to the north east of Reading in central Berkshire. The accommodation comprises hall, kitchen, lounge, bedroom/dining room, master bedroom, bedroom 2, shower room, sun room and double garage. To the outside is driveway parking, small front garden and a good size rear garden. The location is fabulous as it gives easy access to all local amenities including Woodley shopping precinct which has a variety of shops, bars and restaurants including Waitrose, Iceland and Boots. For the commuter the A329M is only a five minute drive away which gives access to the M4 motorway. A regular bus service to Reading can be found within walking distance which takes approximately thirty minutes. For buyers with children Rivermead primary school is within walking distance and Waingels college secondary school is a short drive away. This property is being sold with no onward chain and vacant possession. EPC to follow

- Prime non estate location
- Large private rear garden
- Bedroom/dining room
- Sun room
- Lounge
- Good size master bedroom
- Driveway parking
- Double garage
- Gas central heating
- Double glazed

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

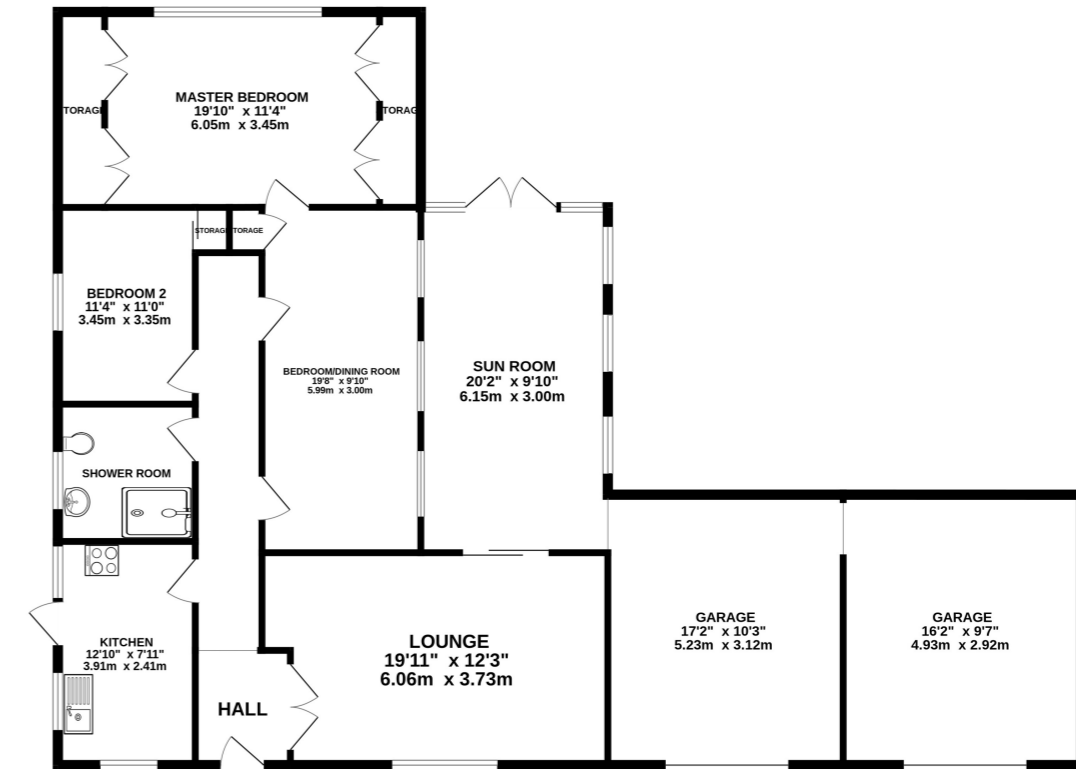
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GROUND FLOOR  
1676 sq.ft. (155.7 sq.m.) approx.



TOTAL FLOOR AREA: 1676 sq.ft. (155.7 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

#### Lounge

6.31m x 3.40m (20' 8" x 11' 2")

#### Kitchen

2.41m x 3.91m (7' 11" x 12' 10")

#### Bedroom/dining room

3.00m x 5.99m (9' 10" x 19' 8")

#### Sun room

3.00m x 6.15m (9' 10" x 20' 2")

#### Master bedroom

6.05m x 3.45m (19' 10" x 11' 4")

#### Bedroom two

3.45m x 3.35m (11' 4" x 11' 0")

#### Shower room

#### Front garden

#### Rear garden

#### Garage

5.23 x 3.12 and 4.93 x 2.92

#### Council Tax Band

E