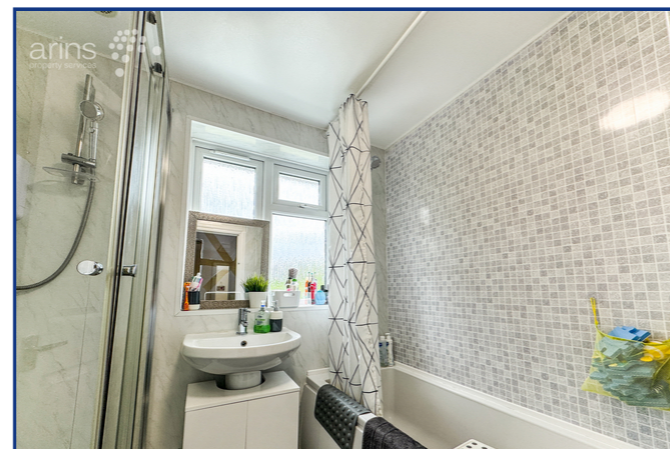


4 Grays Crescent, Woodley, Reading, Berkshire.  
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4 Grays Crescent, Woodley, Reading, Berkshire.  
RG5 3EN.

£350,000 Freehold

**\*\*NO ONWARD CHAIN COMPLICATIONS\*\*** A well-presented three-bedroom family home, set in the heart of Woodley. This property is ideally located just a stone's throw from the Bulmershe School, a gymnastics centre, and the newly refurbished Bulmershe Leisure Centre, which features a gym and swimming pool. It is also within walking distance of the Woodley shopping precinct, offering a variety of shops, cafes, and restaurants. Local bus routes to the town centre are nearby, and the A329M and M4 motorway are easily accessible. The accommodation comprises an entrance hall, a living room that opens into a dining area, and a kitchen. Upstairs, there are three generous bedrooms and a four-piece family bathroom. Outside, the property boasts a good-sized enclosed rear garden and a front garden.

- NO ONWARD CHAIN
- Well-presented three-bedroom family home
- Near Bulmershe School and gymnastics centre
- Walking distance to Woodley shopping precinct
- Entrance hall, living room, dining area, and kitchen
- Three generous bedrooms and four-piece family bathroom
- Easy access to A329M and M4 motorway
- Convenient local bus routes to town centre

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

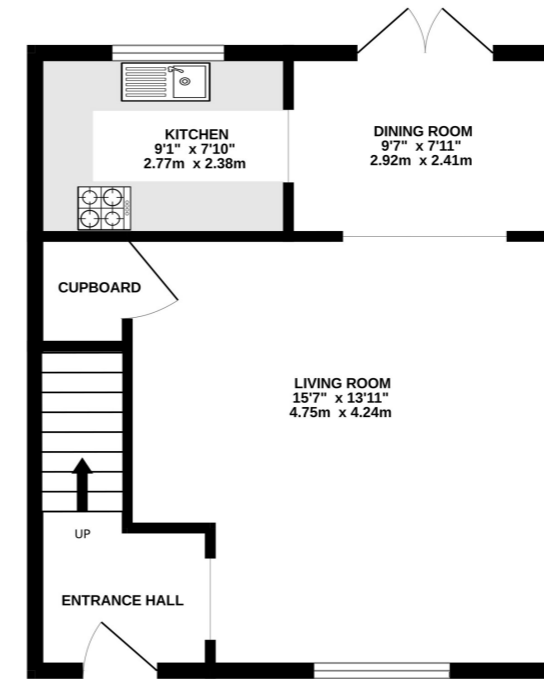
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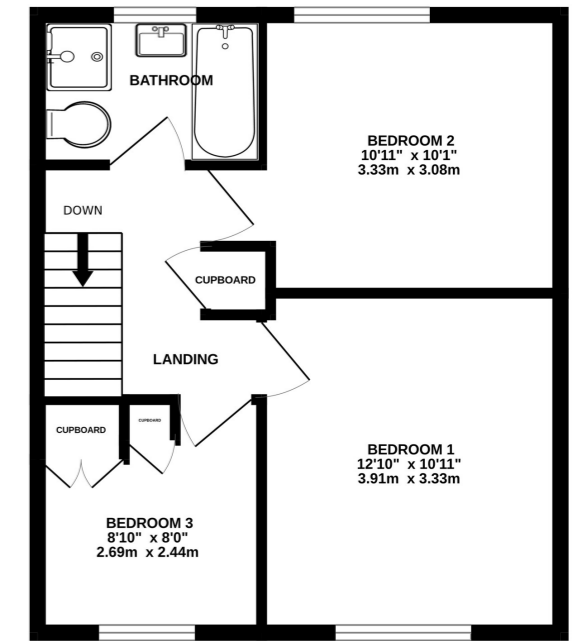
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GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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

#### Entrance Hall

#### Living Room

4.75m x 4.24m (15' 7" x 13' 11")

#### Dining Room

2.92m x 2.41m (9' 7" x 7' 11")

#### Kitchen

2.77m x 2.38m (9' 1" x 7' 10")

### First Floor

#### Landing

### Bedroom One

3.91m x 3.33m (12' 10" x 10' 11")

### Bedroom Two

3.33m x 3.08m (10' 11" x 10' 1")

### Bedroom Three

2.69m x 2.44m (8' 10" x 8' 0")

### Bathroom

### Outside

#### Front Garden

#### Rear Garden

### Council Tax Band

C

