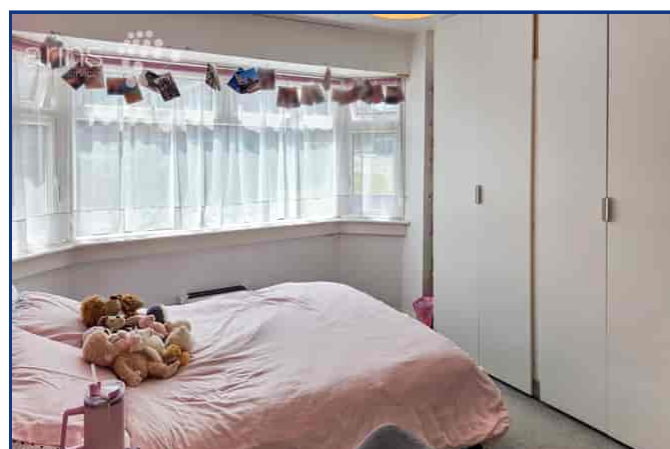
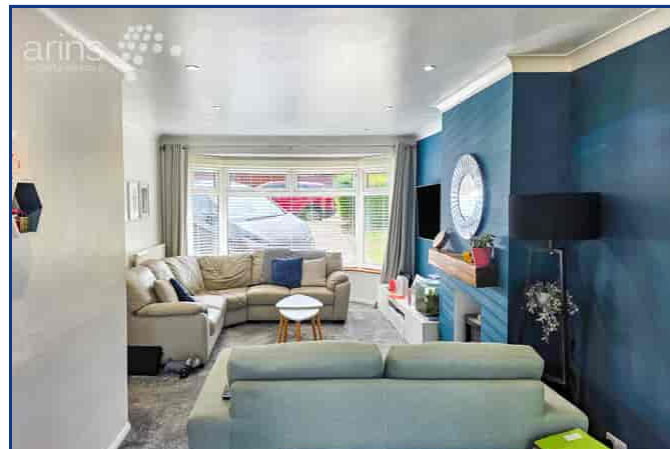


**34 Clivedale Road, Woodley, Reading, Berkshire.
RG5 3RD.**



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



**34 Clivedale Road, Woodley, Reading, Berkshire.
RG5 3RD.**

£530,000 Freehold

Arins Property Services are pleased to offer for sale this very well maintained four bedroom extended semi detached home situated approximately 5 miles to the east of Reading town centre in central Berkshire. The ground floor accommodation comprises hall, living room, kitchen, dining room, cloakroom, utility room and storage room. The first floor comprises landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The outside has ample driveway parking for three vehicles and to the rear is a private garden, mainly laid to lawn and a brick built storage shed. The location is fabulous as it offers access to all local amenities. Woodley town centre only a short distance away offers numerous shops including a Waitrose, Lidl, and a Boots the chemist along with a selection of bars and restaurants. Southlake, near by offers fabulous lake side walks and both Earley and Winnersh Triangle railway stations are near by. Reading town centre can be reached in approximately 30 minutes by a regular bus service with walking distance. For the commuter the A329M connecting the M4 is nearby and for buyers with children both primary and secondary schools are within walking distance. Dinton pastures country park is only a short drive away which offers fabulous lake side walks and nearby Lower Earley benefits from having a large ASDA superstore and a selection of fast food outlets. Both Woodley and Lower Earley benefit from superb leisure centres. We feel this is a great family home with flexible living accommodation and highly recommend an internal viewing.

- Four good size bedrooms
- Bathroom and en- suite shower room
- Cloakroom & Utility Room
- Driveway parking for three vehicles
- Good size living room
- Kitchen & Dining Room
- Gas central heating and double glazing
- Close to all amenities
- Good size private rear garden
- Great family home with flexible living accommodation

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.

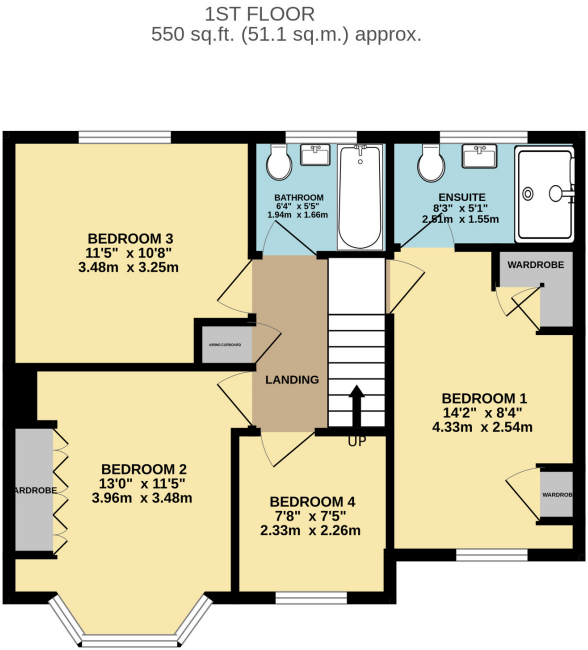
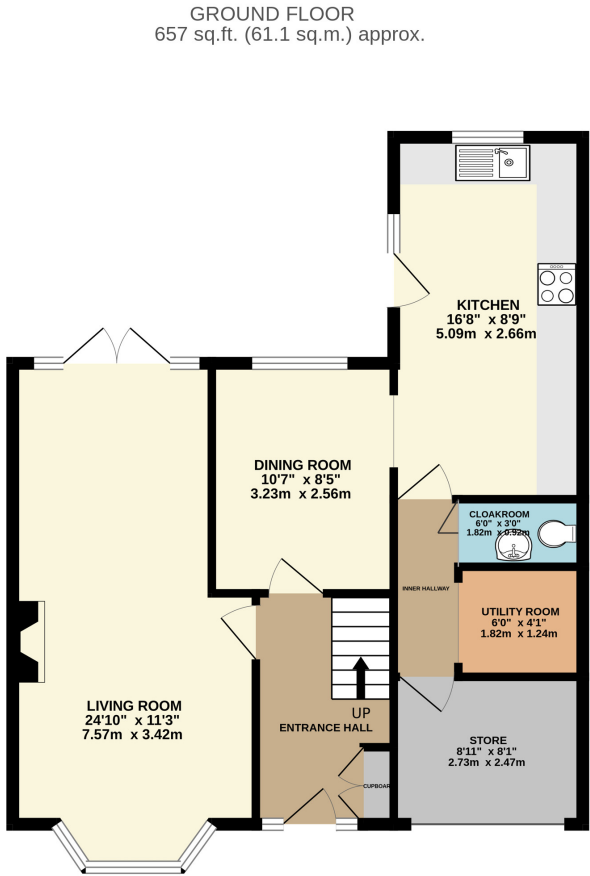


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

34 Clivedale Road, Woodley, Reading, Berkshire.
RG5 3RD.



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TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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

3.42m x 7.57m (11' 3" x 24' 10")

Dining room

2.56m x 3.23m (8' 5" x 10' 7")

Kitchen

2.66m x 5.09m (8' 9" x 16' 8")

Inner hall

Cloakroom

0.92m x 1.82m (3' 0" x 6' 0")

Utility room

1.24m x 1.82m (4' 1" x 6' 0")

Store

2m x 2.73m (6' 7" x 8' 11")

FIRST FLOOR

Landing

Master bedroom

2.54m x 4.33m (8' 4" x 14' 2")

En suite

1.55m x 2.51m (5' 1" x 8' 3")

Bedroom two

3.48m x 3.96m (11' 5" x 13' 0")

Bedroom three

3.48m x 3.25m (11' 5" x 10' 8")

Bedroom four

2.26m x 2.33m (7' 5" x 7' 8")

Bathroom

1.66m x 1.94m (5' 5" x 6' 4")

OUTSIDE

Driveway parking

Rear garden

Storage shed

Council Tax Band

E

