

91 Reading Road, Woodley, Reading, Berkshire.
RG5 3AE.



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£750,000 Freehold

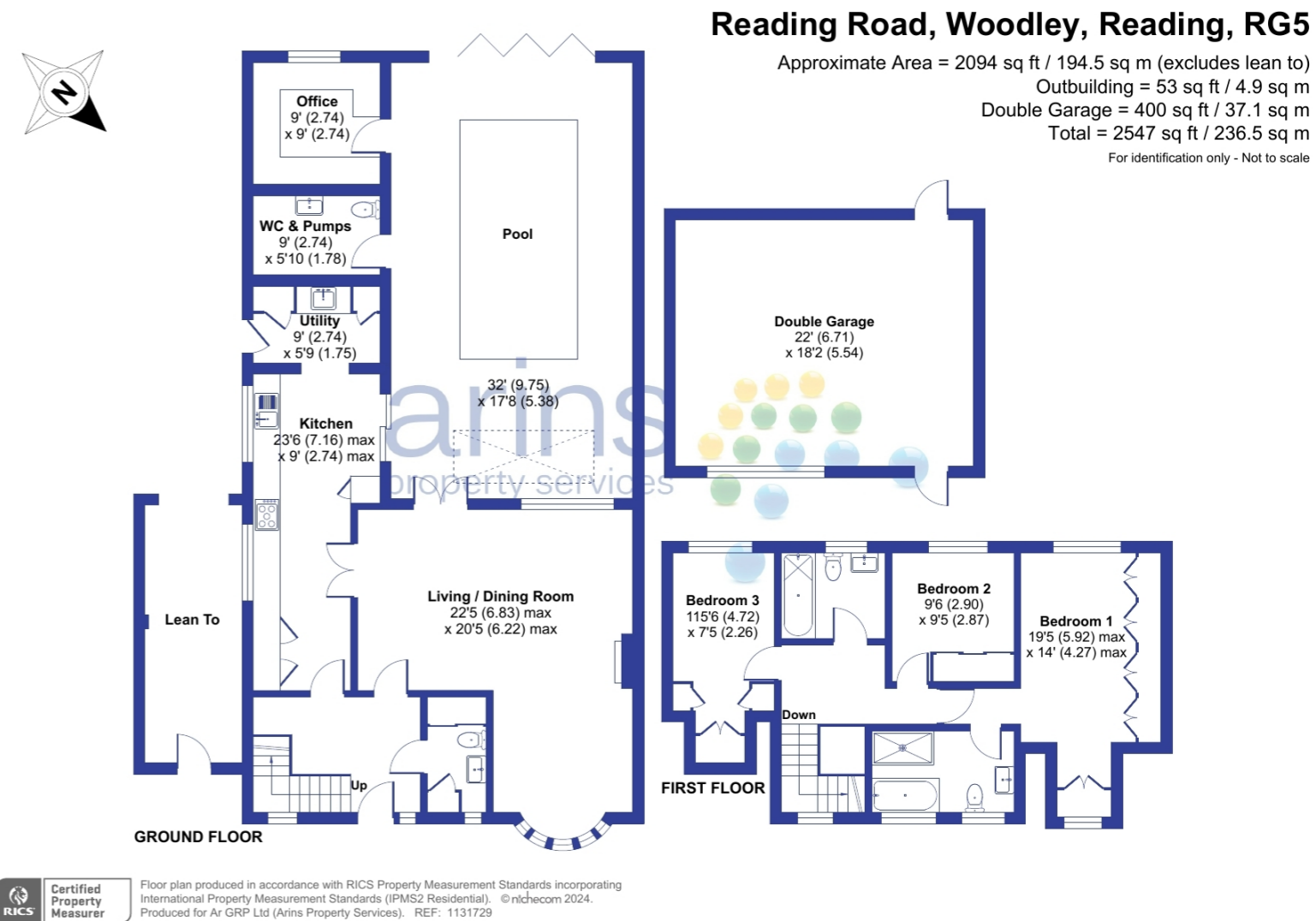
NO ONWARD CHAIN: This rarely available and deceptively spacious three-bedroom detached family home offers over 2,000 sq. ft. of accommodation in sought-after North Woodley. Close to amenities including transport links, schools, Woodley precinct, and Woodford Park. Built in the 1930s and vastly improved by the current owners, it features an inviting entrance hall, a modern kitchen with a breakfast bar, a utility room, and a spacious L-shaped living/dining room with a feature fireplace. The living room connects to the pool room with an indoor swimming pool and bi-fold doors opening to the garden. Additional ground floor accommodations include a home office and cloakrooms. Upstairs, the dual-aspect principal bedroom features Sharps fitted wardrobes and a large four-piece en-suite. There are two additional bedrooms and a modern family bathroom. The large, enclosed rear garden is mainly laid to lawn and includes a patio seating area, a pond, and a double detached garage with loft space. The front offers ample driveway parking for several vehicles and gated access to the rear. The property benefits from double glazing, solar panels, and potential to extend with foundations deep enough for a double-storey extension above the pool room (STPP). The seller has applied for planning permission to reconfigure the ground floor, including decommissioning the pool and converting the pool room into a spacious kitchen/dining/family room with bi-fold doors leading to the garden. Plans are attached.

- NO ONWARD CHAIN
- Indoor swimming pool with bi-fold doors to the garden
- Over 2,000 sq. ft. of spacious accommodation
- Sought-after North Woodley location
- Close to amenities, transport links, schools, and Woodford Park
- Modern kitchen with breakfast bar and utility room
- Spacious L-shaped living/dining room with feature fireplace
- Master bedroom with fitted wardrobes and large en-suite
- Large, enclosed rear garden with patio, pond, and double garage
- Ample driveway parking for several vehicles
- Potential to extend with approved plans for ground floor reconfiguration and decommissioning of the pool

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



Property Description

Ground Floor

Entrance Hall

WC

Living/Dining Room

6.83m x 6.22m (22' 5" x 20' 5")

Kitchen

7.16m x 2.74m (23' 6" x 9' 0")

Utility

2.74m x 1.75m (9' 0" x 5' 9")

Indoor Swimming Pool

9.75m x 5.38m (32' 0" x 17' 8")

WC & Pumps

2.74m x 1.78m (9' 0" x 5' 10")

Office

2.74m x 2.74m (9' 0" x 9' 0")

First Floor

Landing

Bedroom One

5.92m x 4.27m (19' 5" x 14' 0")

Ensuite Four Piece Bathroom

Bedroom Two

2.90m x 2.87m (9' 6" x 9' 5")

Bedroom Three

4.72m x 2.26m (15' 6" x 7' 5")

Bathroom

Outside

Ample Driveway Parking

Generous Rear Garden

Detached Double Garage With Loft

6.71m x 5.54m (22' 0" x 18' 2")

Council Tax Band

F

