

Fairwater Drive, Woodley, Reading, Berkshire. RG5 3JB.



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£425,000 Freehold



Situated within the popular Southlake area of Woodley is this spacious three bedroom semi-detached home. The property is ideally located within walking distance to Earley train station, Woodley precinct, great school catchments, and provides easy access to A329M and M4. The ground floor accommodation of this family home compromises an entrance hall, 15ft living room, kitchen and a conservatory with tiled roof and skylights. On the first floor you will find a family bathroom and three good sized bedrooms. Further benefits include a gas central heating, UPVC double glazing, driveway providing parking for multiple cars, and a pleasant low maintenance rear garden.

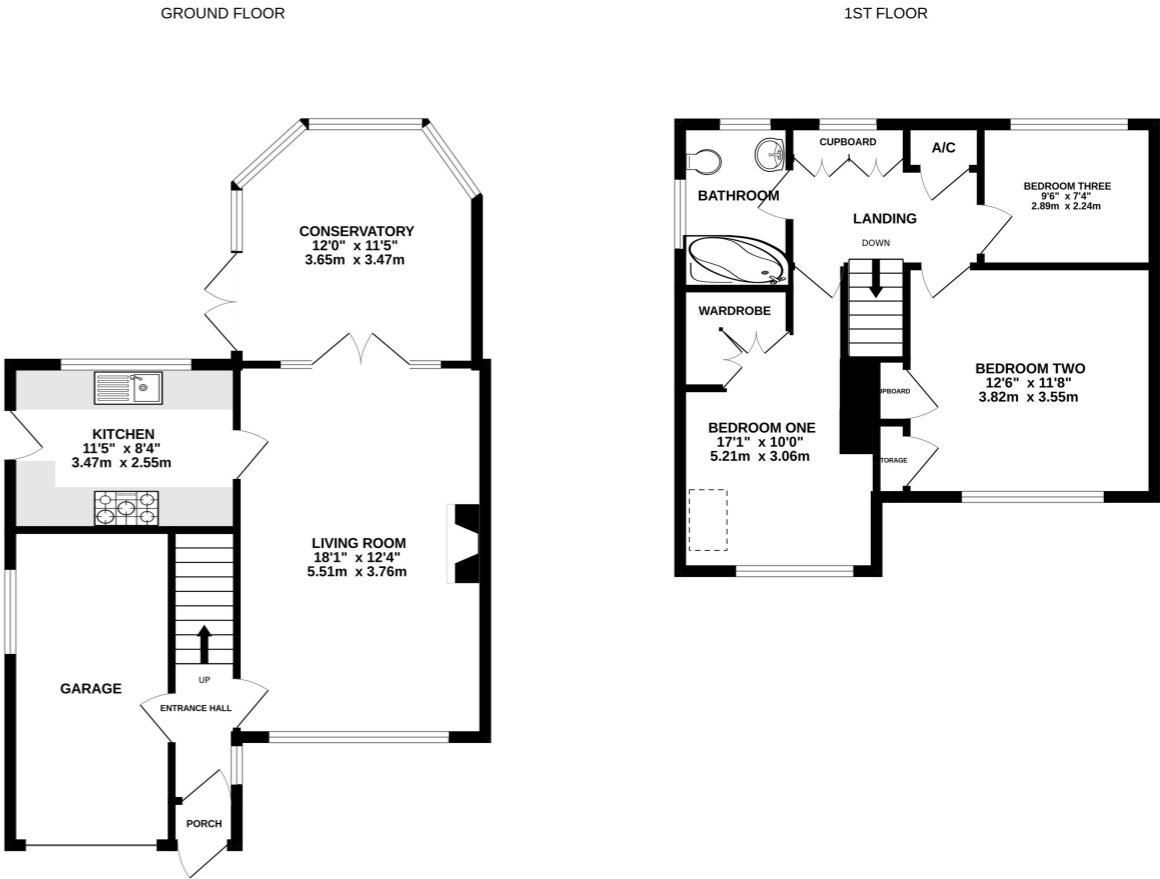
- Three Good Size Bedrooms
- Semi-Detached Family Home
- 18ft Living Room
- Conservatory/Garden Room
- Well Maintained Throughout
- Garage & Ample Driveway
- Low Maintenance Garden
- UPVC Double Glazing & Gas Central Heating

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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FAIRWATER

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	Bedroom One
Porch	5.21m x 3.06m (17' 1" x 10' 0")
Entrance Hall	Bedroom Two
Living Room	3.82m x 3.55m (12' 6" x 11' 8")
5.51m x 3.76m (18' 1" x 12' 4")	Bedroom Three
Conservatory	2.89m x 2.24m (9' 6" x 7' 4")
3.65m x 3.47m (12' 0" x 11' 5")	Bathroom
Kitchen	Council Tax Band
3.47m x 2.55m (11' 5" x 8' 4")	D

First Floor

Landing