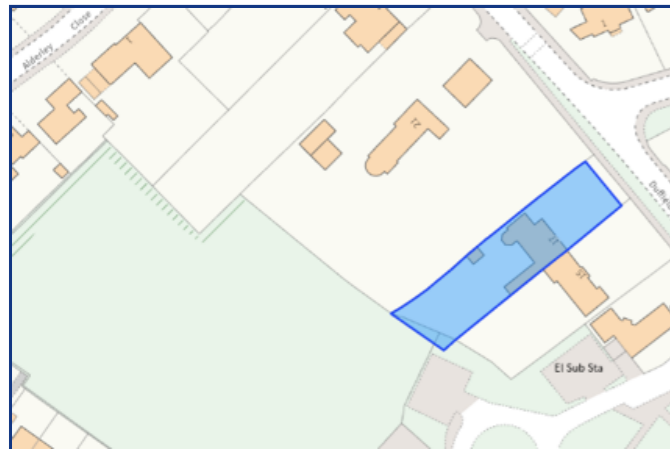


17 Duffield Road, Woodley, Reading, Berkshire. RG5 4RL.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
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17 Duffield Road, Woodley, Reading, Berkshire.
RG5 4RL.

£850,000 Freehold

NO ONWARD CHAIN Situated on desirable Duffield Road in North Woodley, this substantial five/six-bedroom detached home offers immense potential to become a forever family home. Set within a generous 0.25-acre plot, the property boasts a gated driveway with parking for seven or more cars, a triple-length garage, and a beautifully maintained south-westerly facing garden. The accommodation spans three floors, providing ample space for a growing family. On the first floor, there are four well-proportioned double bedrooms, with a balcony off the landing offering pleasant views over the front. The top floor was originally one large room but has since been divided into two; however, it could easily be reinstated as a generous bedroom. The ground floor features a welcoming entrance hall leading to three versatile reception rooms, a kitchen, and a bright conservatory opening onto the garden. While the property requires modernization, it offers a blank canvas for those looking to create a bespoke home in a sought-after area. Woodley is a thriving town with a strong community, benefiting from excellent transport links, including Twyford railway station and easy access to the M4, making it ideal for commuters. The area is well-served by reputable schools such as Waingels & Bulmershe, and residents enjoy local amenities, including Woodley shopping precinct, several parks, and leisure facilities. With its generous proportions, prime location, and vast potential, this property presents a rare opportunity to design and transform a spacious family home for modern living.

- NO ONWARD CHAIN
- Spacious five-bedroom detached home
- Sought after North Woodley location
- Set on a generous 0.25-acre plot with well-maintained gardens
- Gated driveway with parking for seven or more cars and a triple-length garage
- Large south-westerly facing garden
- Three reception rooms, kitchen, and conservatory leading to the garden
- Four double bedrooms on the first floor, with a landing balcony overlooking the front
- Top floor currently split into two rooms but could be reconfigured into a master bedroom
- In need of updating but offers huge potential to create a dream family home
- Excellent transport links, including Twyford station and the M4 motorway
- Close to well-regarded schools, local amenities, and green spaces

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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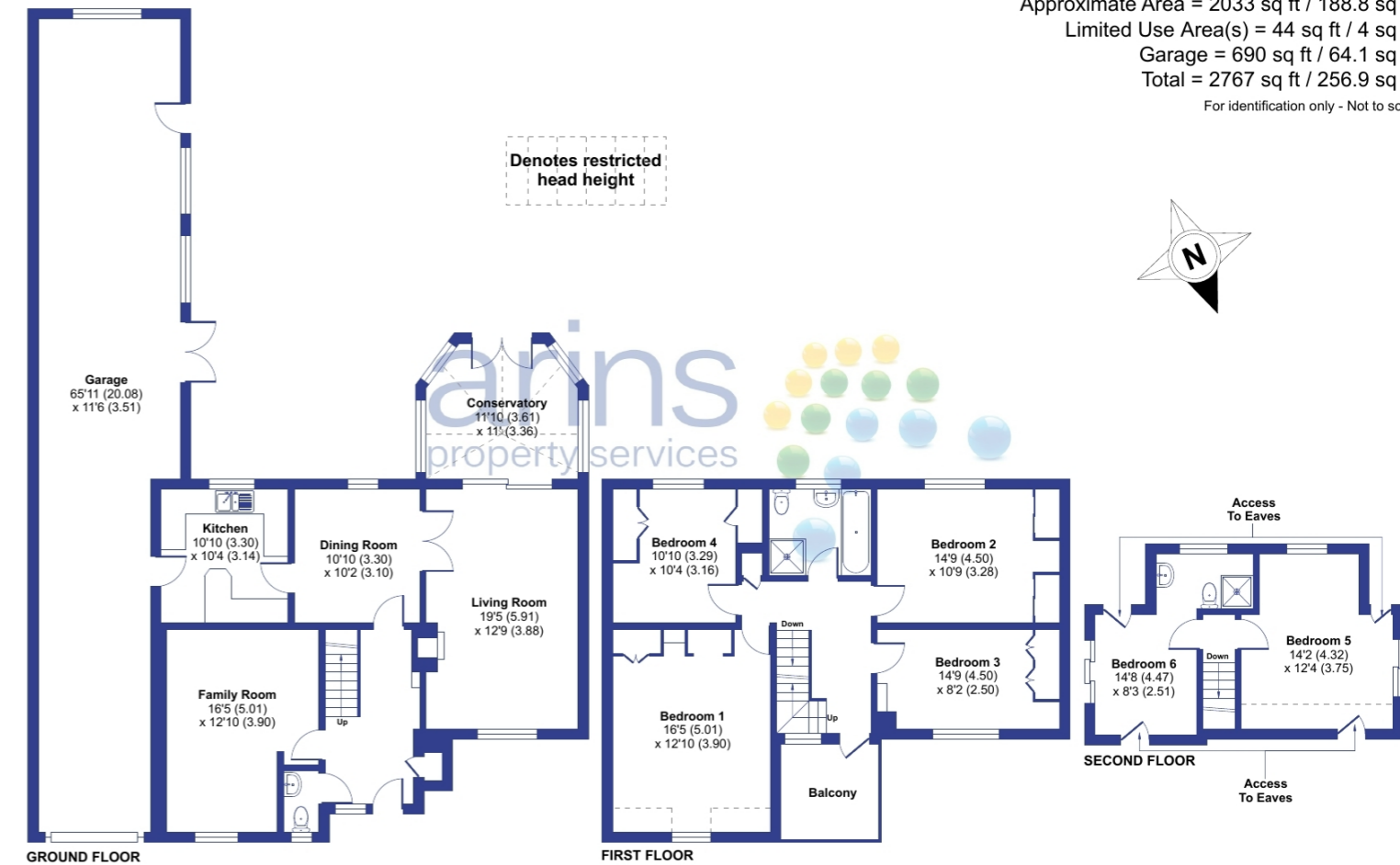


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Duffield Road, Woodley, Reading, RG5

Approximate Area = 2033 sq ft / 188.8 sq m
Limited Use Area(s) = 44 sq ft / 4 sq m
Garage = 690 sq ft / 64.1 sq m
Total = 2767 sq ft / 256.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Ar GRP Ltd (Arins Property Services). REF: 1264258

Property Description

Ground Floor

Entrance Hall

WC

Kitchen

3.30m x 3.14m (10' 10" x 10' 4")

Dining Room

3.30m x 3.10m (10' 10" x 10' 2")

Living Room

5.91m x 3.88m (19' 5" x 12' 9")

Conservatory

3.61m x 3.36m (11' 10" x 11' 0")

Family Room

5.01m x 3.90m (16' 5" x 12' 10")

First Floor

Landing

Bedroom One

5.01m x 3.90m (16' 5" x 12' 10")

Bedroom Two

4.50m x 3.28m (14' 9" x 10' 9")

Bedroom Three

4.50m x 2.50m (14' 9" x 8' 2")

Bedroom Four

3.29m x 3.16m (10' 10" x 10' 4")

Second Floor

Bedroom Five

4.32m x 3.75m (14' 2" x 12' 4")

Bedroom Six

4.47m x 2.57m (14' 8" x 8' 5")

Outside

Large Front Garden & Driveway

Large Rear Garden

Triple Length Garage

20.08m x 3.51m (65' 11" x 11' 6")

Council Tax Band

G

