

Malone Road, Woodley, Reading, Berkshire. RG5
3NJ.



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£400,000 Freehold

Situated in the popular Southlake area, is this extended semi-detached home which offers fantastic potential for improvement. The spacious accommodation includes, 122ft lounge/dining room, kitchen, family room, downstairs cloakroom, utility/store room. To the first floor there are three bedrooms and a family bathroom. Further benefits include ample driveway parking, UPVC double glazing and gas central heating. The property is also located within convenient access to Woodley Precinct shops, local schools, bus services to Reading Town Centre and Earley Train Station.

- Three Bedrooms
- Semi-Detached
- Extended Accommodation
- Two Reception Rooms
- Downstairs Cloakroom
- Utility/Store Room
- Ample Driveway Parking
- Pleasant Rear Garden

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.

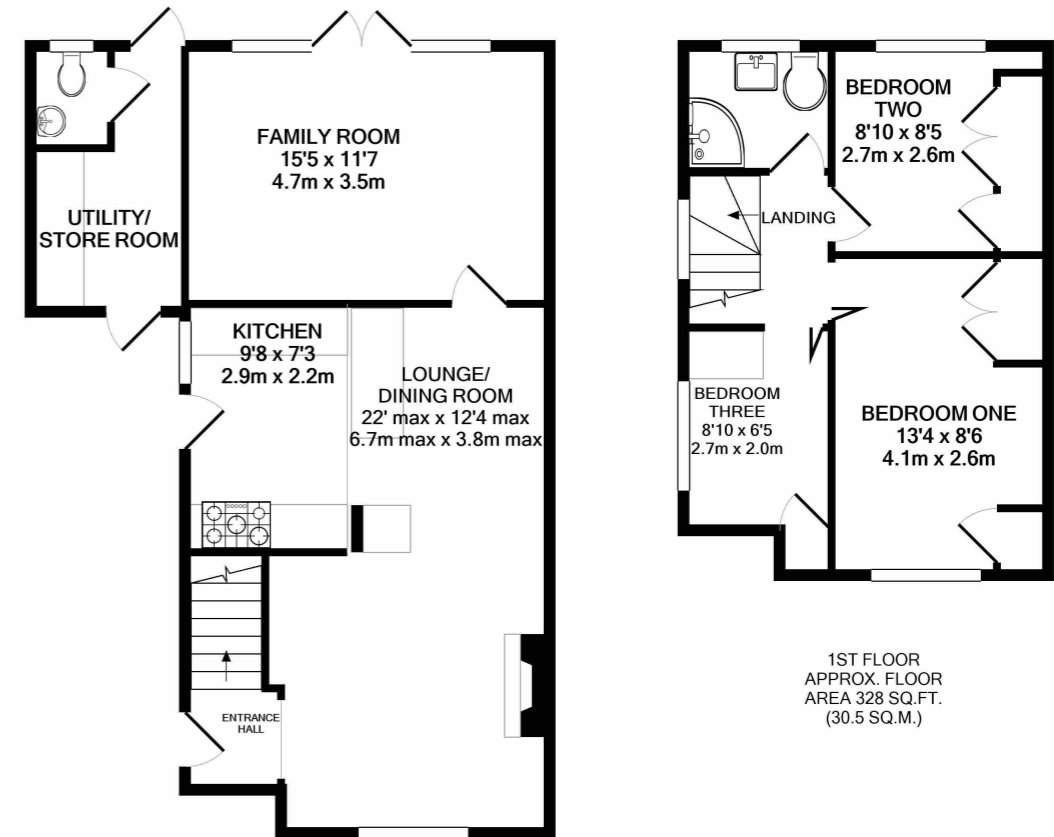


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GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Lounge/Dining Room

22' 0" x 12' 4" (6.71m x 3.76m)

Kitchen

9' 8" x 7' 3" (2.95m x 2.21m)

Family Room

15' 5" x 11' 7" (4.70m x 3.53m)

Utility/ Store Room

Cloakroom

First Floor

Landing

Bedroom One

13' 4" x 8' 6" (4.06m x 2.59m)

Bedroom Two

8' 10" x 8' 5" (2.69m x 2.57m)

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

Outside

Front Garden

Large Driveway

Rear Garden

Council Tax Band

D