

43 Woodway, Woodley, Reading, Berkshire. RG5  
3HB.



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3HB.

£720,000 Freehold

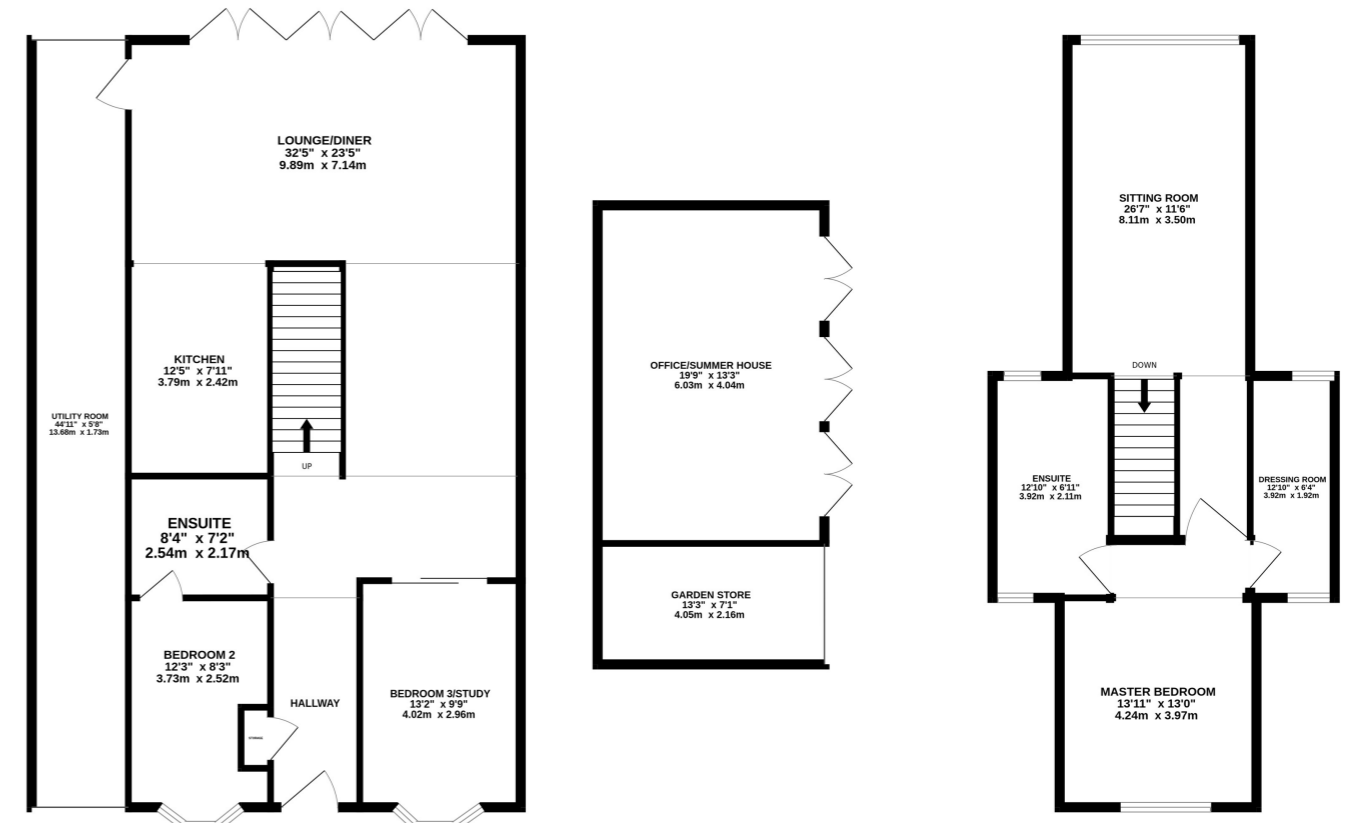
Arins Property Services are very pleased to offer this totally refurbished, extended, detached chalet bungalow for sale in one of Woodleys most sought after locations. The location is fabulous as Woodley shopping precinct is only a short walk away and there is a regular bus route nearby connecting Reading in about a half hour. The ground floor accommodation comprises hall, bedroom two with ensuite shower room, study/bedroom three ( subject to a small internal alteration ), large L shaped open plan living room/dining area/kitchen and a large utility storage room connecting the front and the rear of the property. The first floor accommodation comprises a galleried mezzanine sitting room with open views down into living area , master bedroom with en suite shower room and separate dressing room. To the outside at the front is driveway parking for about three vehicles and to the rear is a large private garden with lawn and patio area. At the rear of the garden is an office/summer house with garden storage area to the side. Woodley is a suburb to the north east of Reading and offers great commuter links. For the commuter the A329M and M4 motorway are only a ten minute drive away and Earley mainline railway station connecting London Waterloo and Reading with onward connections to London Paddington is nearby. For buyers with children both Highwood primary and Bulmershe secondary schools are within catchment. Other benefits include gas central heating, double glazing and vacant possession with no onward chain. An internal viewing is recommended. Epc to follow.

- Totally refurbished detached chalet bungalow
- Walking distance of Woodley shopping precinct
- Vacant possession with no onward chain
- Large private rear garden
- Large open plan living room/ dining area and kitchen
- Outside office/summer house with extra storage room attached
- Superb galleied mezzanine sitting room
- Ideal for a family or retired purchaser
- Top quality integrated fitted kitchen
- Excellent condition throughout

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



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**

**Hallway**

**Lounge/diner**

7.14m x 9.89m (23' 5" x 32' 5")

**Kitchen**

2.42m x 3.79m (7' 11" x 12' 5")

**Bedroom/study**

2.96m x 4.02m (9' 9" x 13' 2")

**Bedroom two**

2.52m x 3.73m (8' 3" x 12' 3")

**En suite**

2.54m x 2.17m (8' 4" x 7' 1")

**Utility**

1.73m x 13.68m (5' 8" x 44' 11")

**First Floor**

**Sitting room**

3.50m x 8.11m (11' 6" x 26' 7")

**Master bedroom**

3.97m x 4.24m (13' 0" x 13' 11")

**En suite**

2.11m x 3.92m (6' 11" x 12' 10")

**Dressing room**

1.92m x 3.92m (6' 4" x 12' 10")

**Outside**

**Front Garden**

**Rear Garden**

**Office/summer house**

4.04m x 6m (13' 3" x 19' 8")

**Garden store**

2.15m x 4.04m (7' 1" x 13' 3")

**Council Tax Band**

D

