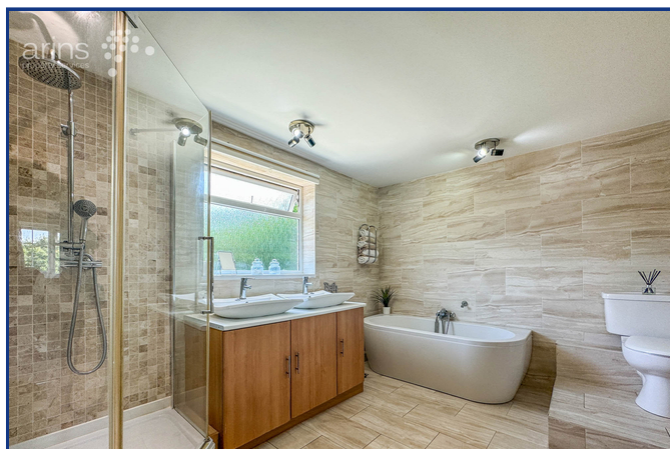
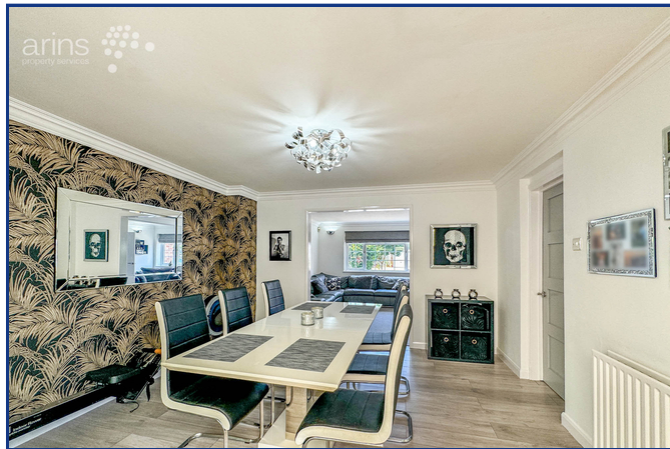


18 Rosewood, Woodley, Reading, Berkshire. RG5  
3QU.



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18 Rosewood, Woodley, Reading, Berkshire. RG5  
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£535,000 Freehold

This well presented four-bedroom semi-detached family home has been very well kept by the current owners, it offers spacious accommodation and is conveniently located near South Lake. The property is within walking distance to Earley train station, Woodley precinct, and falls within excellent school catchments, including Southlake Primary and Bulmershe Secondary. It also provides easy access to the A329M and M4. The flexible family accommodation includes an entrance hall, large living room, dining room, modern kitchen/breakfast room, conservatory, four good sized bedrooms, and a large modern four-piece family bathroom with his and hers sinks. Externally, the property features driveway parking, a garage with an additional parking space in front, and a landscaped rear garden with patio and decked areas offering a high degree of privacy. There is also side access and rear access to the garage. Viewing is highly recommended.

- Spacious four bedroom semi-detached
- Conveniently located near South Lake
- Well presented throughout
- Walking distance to Earley train station and Woodley precinct
- Two reception rooms
- Conservatory
- Modern kitchen/breakfast room
- Modern four piece family bathroom
- Garage & driveway parking
- Landscaped garden with patio and decked areas

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.



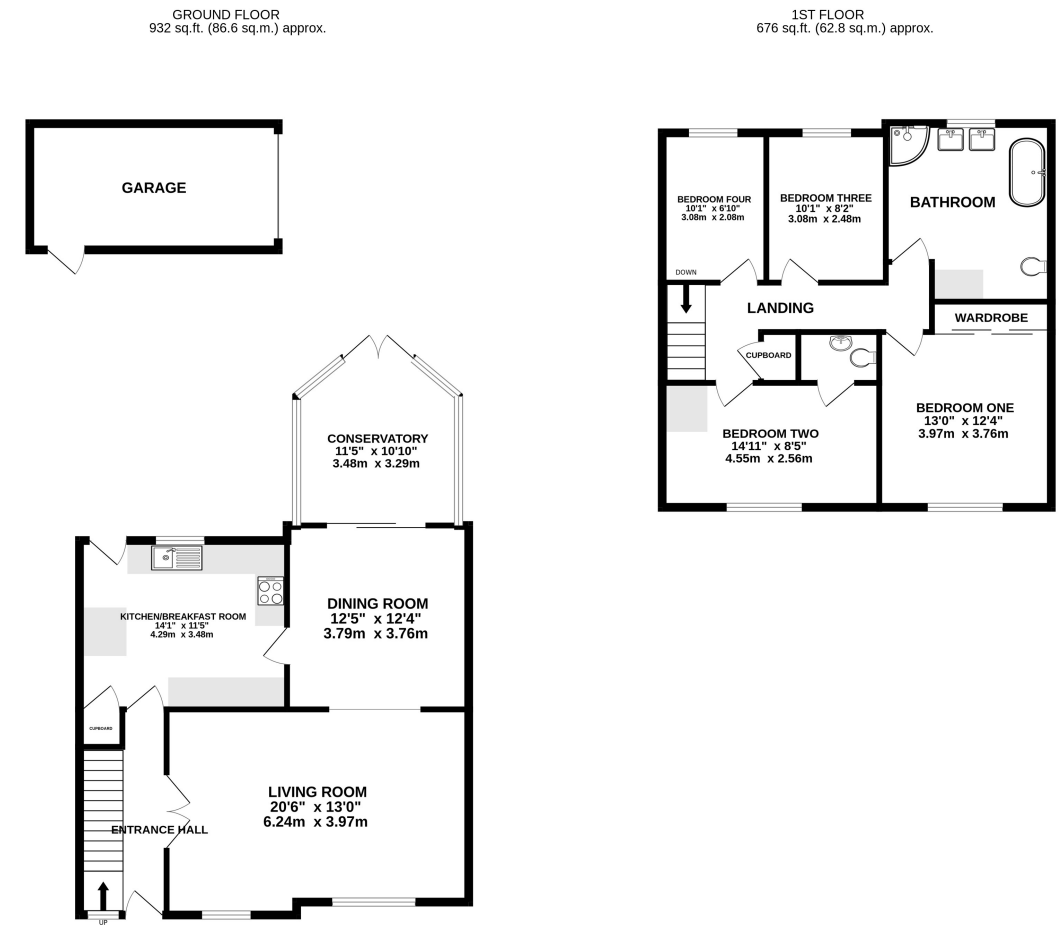
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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TOTAL FLOOR AREA: 1608 sq. ft. (149.4 sq.m.) approx.  
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

Entrance Hall

Living Room

6.24m x 3.97m (20' 6" x 13' 0")

Dining Room

3.79m x 3.76m (12' 5" x 12' 4")

Kitchen/Breakfast Room

4.29m x 3.48m (14' 1" x 11' 5")

Conservatory

3.48m x 3.76m (11' 5" x 12' 4")

First Floor

Landing

Bedroom One

3.97m x 3.76m (13' 0" x 12' 4")

Bedroom Two

4.55m x 2.56m (14' 11" x 8' 5")

WC (potential ensuite)

Bedroom Three

3.08m x 2.48m (10' 1" x 8' 2")

Bedroom Four

3.08m x 2.08m (10' 1" x 6' 10")

Bathroom

Outside

Front Garden

Two Driveways

Garage

Council Tax Band

D

