

251 Loddon Bridge Road, Woodley, Reading,
Berkshire. RG5 4BL.

£850,000 Freehold

This rarely available, charming five-bedroom detached family home, built in the 1930s, is nestled in a sought-after residential area near the heart of Woodley. Conveniently located within walking distance of the precinct and close to local schools and amenities, it enjoys the proximity of Woodford Park. Excellent transport links, including access to the A329(M) and local bus routes, further enhance its appeal. This fantastic property sits on a generous plot with ample off-road parking and an amazing rear garden, offering privacy. The garden features a large patio area and a solar-powered swimming pool with a raised decking surround, complemented by a pleasant lawned area. An outbuilding at the rear of the garden, currently used as a games room, boasts its own decking area. The spacious ground floor comprises an inviting entrance hall, a living room with a bay window and feature fireplace, a cozy snug with another fireplace, and a beautifully refitted kitchen/dining room with a vaulted ceiling and skylight above the dining area. Additionally, there's a separate modern utility room and shower room. Upstairs, you'll find a larger-than-average landing leading to five bedrooms and a refitted four piece family bathroom. The property benefits from gas central heating, a garage, and thoughtful features like a fitted coffee maker. Impeccably maintained throughout, this home offers comfort and style for modern family living.

- Rarely available 1930s-built five-bedroom detached family home
- Located in sought-after residential area near Woodley Precinct
- Excellent transport links with A329(M) nearby
- Large plot with off-road parking for several cars
- Spacious rear garden with solar-powered swimming pool
- Outbuilding used as games room with separate decking area
- Generous downstairs accommodation including living room and snug with feature fireplaces
- Lovely refitted kitchen/dining room with vaulted ceiling and skylight
- Five bedrooms and refitted family bathroom on first floor

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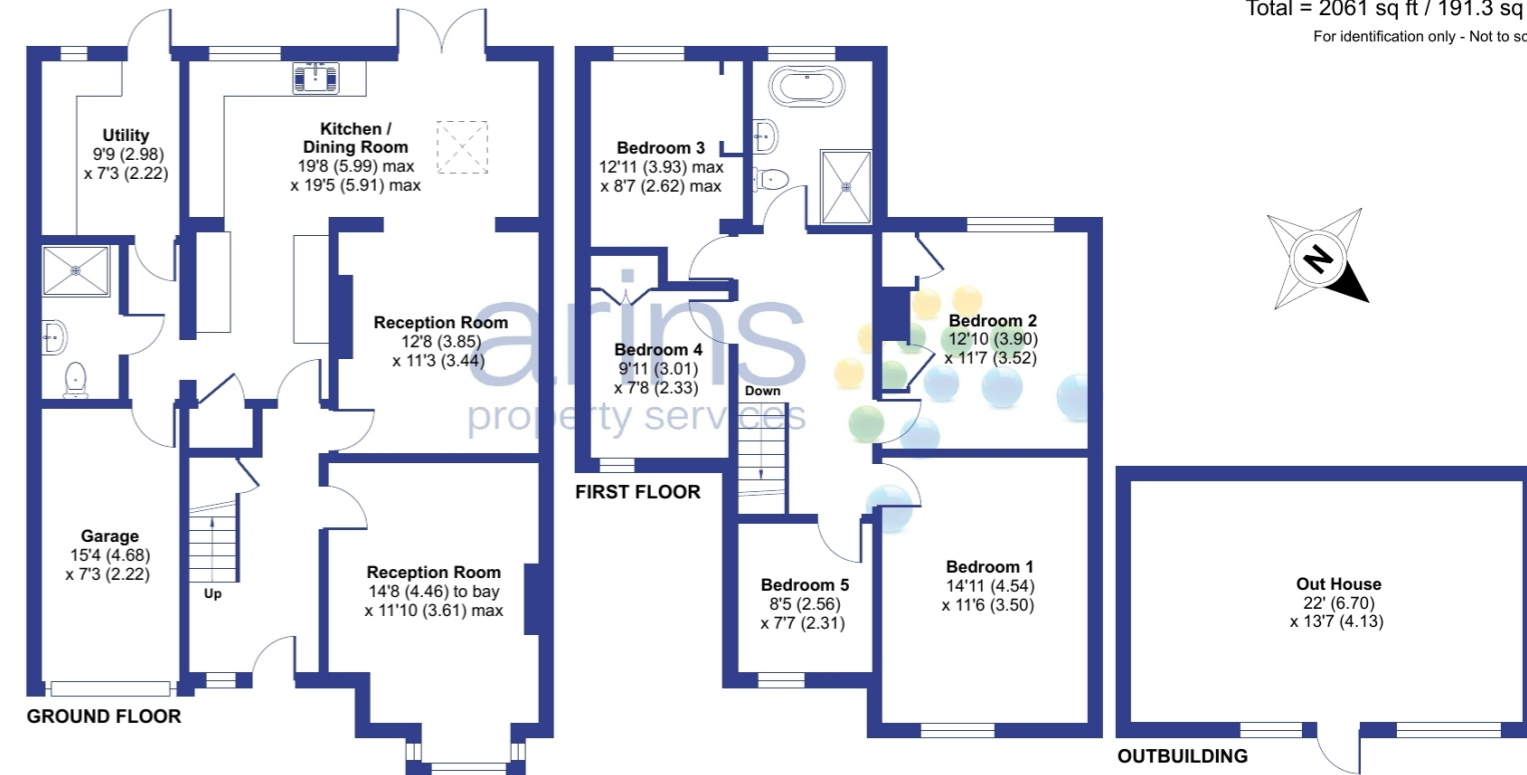


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Approximate Area = 1644 sq ft / 152.7 sq m
Garage = 119 sq ft / 11 sq m
Outbuilding = 298 sq ft / 27.6 sq m
Total = 2061 sq ft / 191.3 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1112411

Property Description

Ground Floor

Entrance Hall

Reception Room

4.46m x 3.61m (14' 8" x 11' 10")

Reception Room

3.85m x 3.44m (12' 8" x 11' 3")

Kitchen / Dining Room

5.99m x 5.91m (19' 8" x 19' 5")

Utility

2.98m x 2.22m (9' 9" x 7' 3")

Shower Room

First Floor

Bedroom 1

4.54m x 3.50m (14' 11" x 11' 6")

Bedroom 2

3.90m x 3.52m (12' 10" x 11' 7")

Bedroom 3

3.93m x 2.62m (12' 11" x 8' 7")

Bedroom 4

3.01m x 2.33m (9' 11" x 7' 8")

Bedroom 5

2.56m x 2.31m (8' 5" x 7' 7")

Bathroom

Outside

Garage

4.68m x 2.22m (15' 4" x 7' 3")

Driveway

Rear Garden

Out House

6.70m x 4.13m (22' 0" x 13' 7")

Swimming Pool

Outside Snug

Council Tax Band

E

