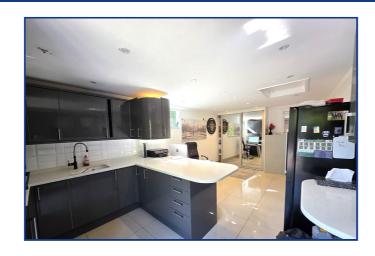


3 Maiden Lane Centre Berkshire Reading RG6 3HD Tel: 0118 926 8260 www.arins.co.uk

















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

£680,000 Freehold

Arins Property Services are pleased to offer for sale this individual non estate detached bungalow which has undergone full modernisation and refurbishment with many other improvements such as a carport with accommodation above accessed by an internal staircase. The property is located in a very popular sort after location in North Woodley which is a suburb to the north east of Reading in central Berkshire. The accommodation comprises Hall, cloakroom, living room, utility/dining room. shower room, kitchen/diner, bedroom one with ensuite and two further bedrooms on ground floor. Second hallway giving access basement comprising bedroom four, cloakroom and ensuite. To the outside is gated access to the driveway offering plenty of vehicle parking, side, front and rear gardens offering a high degree of privacy. The location is fabulous as it has easy access to all local amenities. Woodley shopping centre offering a great selection of shops including Waitrose and Lidl is only a short drive away. An M&S food hall is nearby and Twyford a small village only 3 miles away has a mainline railway station connecting London Paddington in less than a half an hour. For the commuter the A329M is only a five minute drive away and there is a regular bus service nearby taking just thirty minutes to Reading. For buyers with children Willowbank primary and Waingels college secondary schools are within walking distance. We highly recommend an internal viewing.

- Prime north Woodley location
- Four bedrooms
- Gas central heating and double glazed
- · Close to all local amenities
- Close to Sonning golf club
- Bus route nearby
- Shower room, 2 en suites and 2 cloakrooms
- · Gated entrance to driveway parking
- Easy access to all local amenities
- Carport and annex living accommodation above.







GROUND FLOOR 2182 sq.ft. (202.7 sq.m.) approx.



Property Description

GROUND FLOOR

Entrance hall

3.31m x 3.74m (10' 10" x 12' 3")

Cloakroom

Living room

3.39m x 4.07m (11' 1" x 13' 4")

Utility/dining room

3.04m x 4.07m (10' 0" x 13' 4")

Kitchen/ diner

3.53m x 6.40m (11' 7" x 21' 0")

Shower room

Master bedroom

4.15m x 4.75m (13' 7" x 15' 7")

En-suite

Bedroom two

3.15m x 3.99m (10' 4" x 13' 1")

Bedroom three

3.06m x 3.49m (10' 0" x 11' 5")

BASEMENT

Bedroom four

3.09m x 3.71m (10' 2" x 12' 2")

Cloakroom

En-suite

OUTSIDE

Gardens front, side and rear

19'10" x 12'10" 6.05m x 3.91m

Driveway

Carport

5.09m x 5.92m (16' 8" x 19' 5")

Bedroom annex above carport

3.91m x 6.05m (12' 10" x 19' 10")

Council Tax Band

D

