

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



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£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.

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



TOTAL FLOOR AREA : 2182 sq.ft. (202.7 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

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

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

