22 Bingley Grove, Woodley, Reading, Berkshire. **RG5 4TT.**



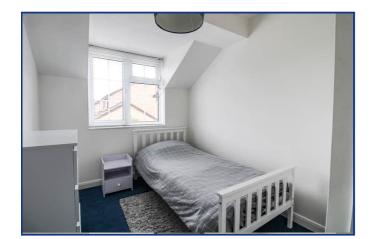
3 Maiden Lane Centre Berkshire Reading RG6 3HD Tel: 0118 926 8260 www.arins.co.uk













Bingley Grove, Woodley, Reading, Berkshire. **RG5 4TT.**

This spacious five/six bedroom detached family home is positioned in a small cul-de-sac off the road in a sought after location in North Woodley. This property is situated in prime location within walking distance of Willow Bank Primary School and Waingels College. Local pubs, Sonning golf course and Woodley shopping precinct are also close by. There are commuter links to London via Twyford Station & Winnersh Triangle Station, whilst also providing great access to the a329m, A4 and M4. The downstairs accommodation comprises hallway, cloakroom, kitchen and three reception rooms one of which has a wet room, potential to be used as a sixth bedroom or annexe as it also has its own access from the front of the house. To the first floor there are five bedrooms and a family bathroom.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.







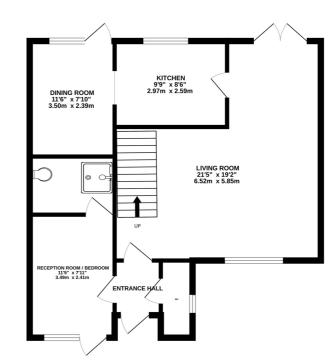
£725,000 Freehold

- Five/Six Bedroom House
- Potential to Extend STPP
- North Woodley
- Three Reception Rooms
- Private Rear Garden
- Downstairs Bedroom/Reception Room
- Detached Family Home
- Ample Driveway Parking
- Ground Floor Wet Room

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GROUND FLOOR

hist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements if doors, windows, soms and any other items are approximate and no responsibility is taken to any eror, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any spective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Nerroix 50/203

Property Description

Ground Floor

Porch

Reception/Bedroom Six 3.54m x 2.39m (11' 7" x 7' 10")

Wet Room

Living Room 6.52m x 5.87m (21' 5" x 19' 3")

Kitchen 2.97m x 2.59m (9' 9" x 8' 6")

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Dining Room 3.5m x 2.39m (11' 6" x 7' 10")

Downstairs W/C

First Floor

Bedroom One 3.73m x 3.48m (12' 3" x 11' 5")

Bedroom Two 3.53m x 2.39m (11' 7" x 7' 10")

Bedroom Three 3.48m x 2.72m (11' 5" x 8' 11")

Bedroom Four 3.28m x 2.39m (10' 9" x 7' 10")

Bedroom Five
2.95m x 2.26m (9' 8" x 7' 5")
Family Bathroom
Outside
Driveway
Rear Garden
Council Tax Band
F

1ST FLOOR

