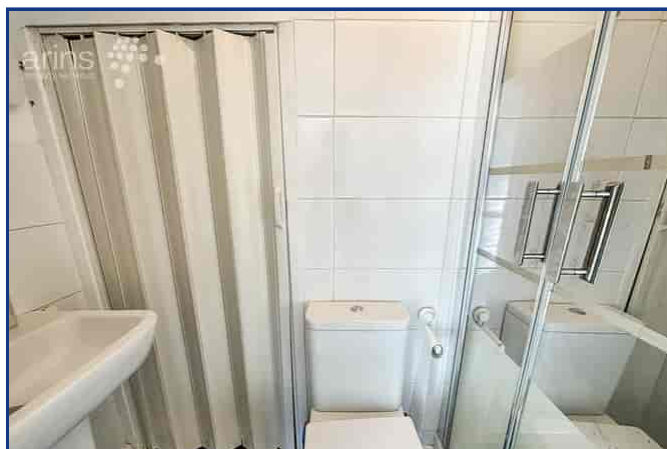


**22 Fairwater Drive, Woodley, Reading, Berkshire.
RG5 3HH.**



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



**22 Fairwater Drive, Woodley, Reading, Berkshire.
RG5 3HH.**

£420,000 Freehold

Offered to the market with no onward chain and available immediately, this beautifully presented and recently redecorated extended three-bedroom semi-detached home is located in the highly sought-after area of Woodley, Reading. Situated on a quiet residential road, the property is ideally placed for access to well-regarded local schools including South Lake Primary and Waingels College, as well as a variety of open green spaces such as Woodford Park and the Loddon Nature Reserve. Excellent transport links are close by, including Earley and Winnersh Triangle railway stations with direct routes into Reading and London Waterloo, plus easy access to the A329(M) and M4. The property is just a short walk from Woodley Precinct, offering a wide range of amenities including supermarkets, independent shops, cafes, restaurants, and bars – making this a superb location for both families and professionals. The ground floor accommodation comprises a welcoming entrance hall, a bright and spacious living room with an adjoining dining area, a modern extended kitchen complete with integrated appliances, and a convenient ground floor WC/shower room. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property offers ample off-road parking to the front, and to the rear is a private, enclosed garden with side access and a useful storage shed. This is a fantastic opportunity to purchase a move-in-ready family home in a desirable and well-connected area.

- No Onward Chain
- Well Presented 3 Bedroom Extended Semi-Detached House
- Entrance Hall
- Living Room and Dining Area
- Modern Kitchen with Appliances
- Ground Floor WC / Shower Room
- Family Bathroom
- Ample Offroad Parking plus Self Contained Rear Garden
- Easy Access to Schools, Shops, Outdoor Spaces and Amenities

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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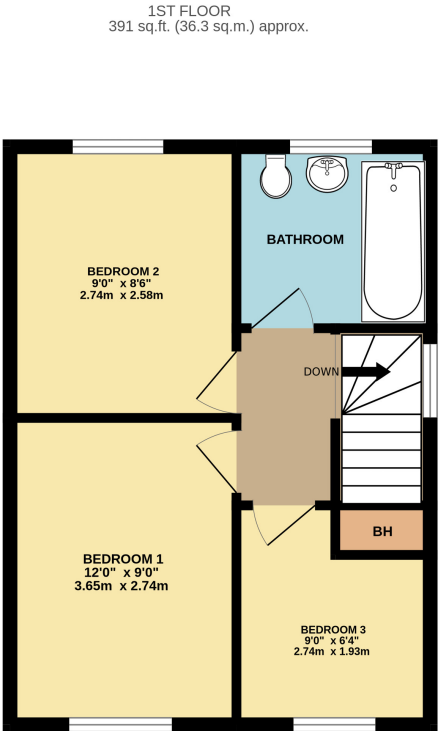
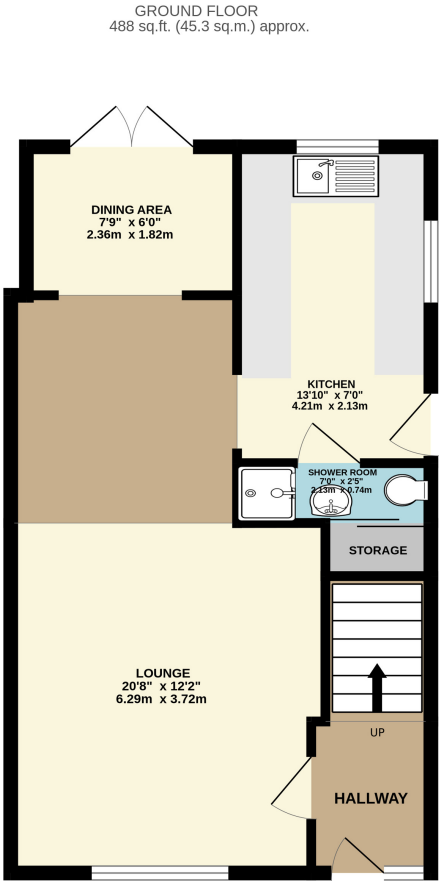


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

22 Fairwater Drive, Woodley, Reading, Berkshire.
RG5 3HH.



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TOTAL FLOOR AREA : 879 sq.ft. (81.6 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

3.72m x 6.79m (12' 2" x 22' 3")

Dining Area

1.82m x 2.36m (6' 0" x 7' 9")

Kitchen

2.13m x 4.21m (7' 0" x 13' 10")

WC / Shower Room

0.74m x 2.134m (2' 5" x 7' 0")

FIRST FLOOR

Landing

Bedroom One

2.74m x 3.65m (9' 0" x 12' 0")

Bedroom Two

2.56m x 2.74m (8' 5" x 9' 0")

Bedroom Three

1.93m x 2.74m (6' 4" x 9' 0")

Bathroom

OUTSIDE

Offroad Parking to Front

Self Contained Rear Garden with Side Access

Council Tax Band

C

