



Elm Drive, Woodley, Reading, RG5 4FD

£550,000

Walmsley

Elm Drive, Woodley, Reading, RG5 4FD

Guide Price: £550,000 – £565,000

Walmsley Estate Agents are pleased to offer this four-bedroom townhouse arranged over three floors.

The ground floor includes an entrance hall, a modern kitchen with built-in appliances and a breakfast bar, an open-plan living/dining room with doors to the rear garden, and a downstairs cloakroom.

The first floor provides two bedrooms, one with an en-suite, a family bathroom, and a lobby area that can serve a range of uses.

The second floor offers two further bedrooms, including the main bedroom with a walk-in wardrobe and an en-suite shower room. Outside, the property has an enclosed rear garden, off-road parking, and an EV charging point.

The home is located close to Dinton Pastures and is a short drive from the A329/M4, as well as Earley and Twyford train stations, which provide direct routes into London.

Viewing is recommended. EPC: B. Council Tax: To be confirmed.

Tenure - Freehold

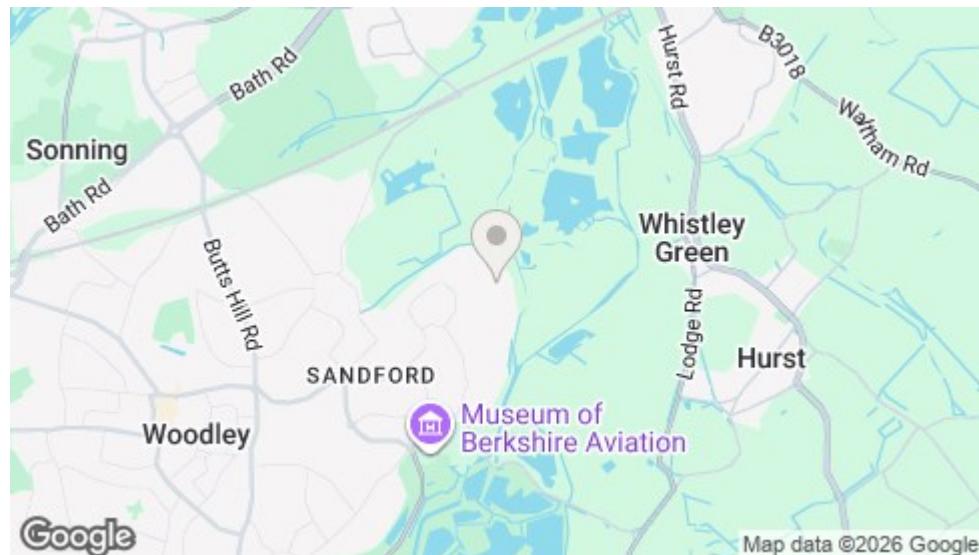




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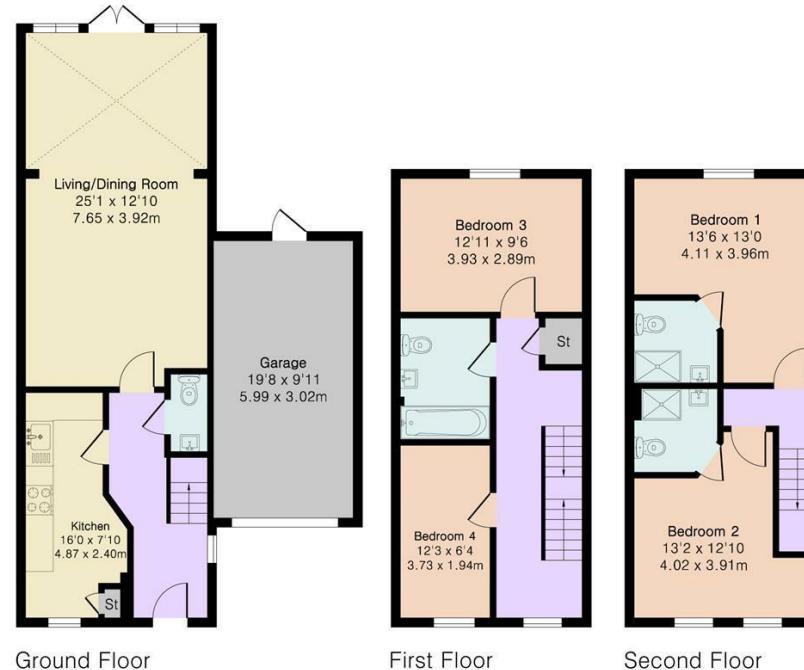
**Approximate Gross Internal Area 1339 sq ft - 124 sq m
(Excluding Garage)**

Ground Floor Area 535 sq ft - 50 sq m

First Floor Area 402 sq ft - 37 sq m

Second Floor Area 402 sq ft - 37 sq m

Garage Area 195 sq ft - 18 sq m



Ground Floor

First Floor

Second Floor

Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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