

The Estate Agent People Recommend



17 Rose Close,  
Woodley  
RG5 4UR

**Price £475,000**



Situated in the tranquil cul-de-sac of Rose Close, Woodley, this charming three-bedroom detached house, built by Bryant in the 1980s, presents an excellent opportunity for those seeking a home to personalise. The property boasts a spacious reception room, perfect for family gatherings or entertaining guests, alongside three well-proportioned bedrooms that offer ample space for relaxation and rest.

The house features a bathroom with a white suite that incorporates both a bath and a separate shower cubicle.. The property is complemented by a garage and a driveway that accommodates up to three vehicles, ensuring convenience for you and your guests.

One of the standout features of this home is its private south-west facing rear garden, providing a delightful outdoor space to enjoy the sunshine and entertain during the warmer months. The garden is ideal for families, offering a safe area for children to play or for gardening enthusiasts to cultivate their green thumb.

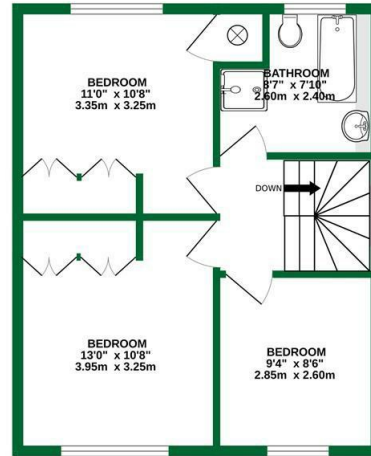
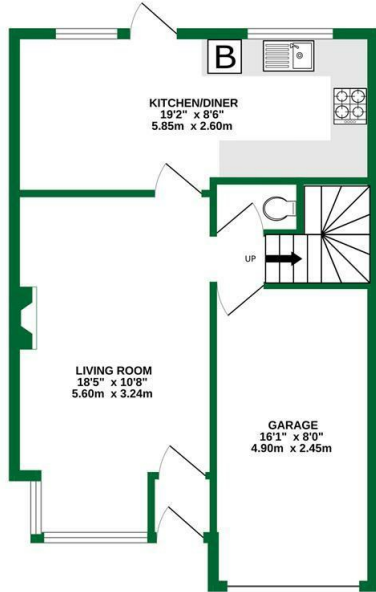
Located within the popular Airfield development, this property is tucked away from the hustle and bustle, yet remains conveniently close to local amenities and transport links. This combination of location and potential makes this house a fantastic prospect for buyers looking to create their dream home in a sought-after area. Don't miss the chance to view this property and envision the possibilities it holds.

**NO ONWARD CHAIN**

EPC rating D  
Council tax band E  
Freehold

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.6 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 is given as to their operability or efficiency can be given.  
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## ACCOMMODATION

- BRYANT BUILT 3 BEDROOM DETACHED
- IN NEED OF SOME UPDATING
- CUL DE SAC LOCATION
- POPULAR AIRFIELD DEVELOPMENT
- GARAGE AND PARKING FOR 2/3 CARS
- PRIVATE SOUTH WEST FACING REAR GARDEN
- NO ONWARD CHAIN



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IMPORTANT: we would like to 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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