

The Estate Agent People Recommend

Wentworth Estate Agents

36 Butts Hill Road,
Woodley
RG5 4NH

Price guide £795,000



Wentworth Estate Agents have pleasure in offering to the market a FOUR BEDROOM DETACHED HOUSE with GARAGE and plenty of parking on the driveway, on a tree-lined road in North Woodley.

The property is located in the sought after area of North Woodley, within walking distance to local amenities including restaurants, banks, library, Waitrose supermarket and a community centre. Providing access to transport routes for the A4, A329 and M4. Within school catchment for Willow Bank primary school and Waingels College secondary school.

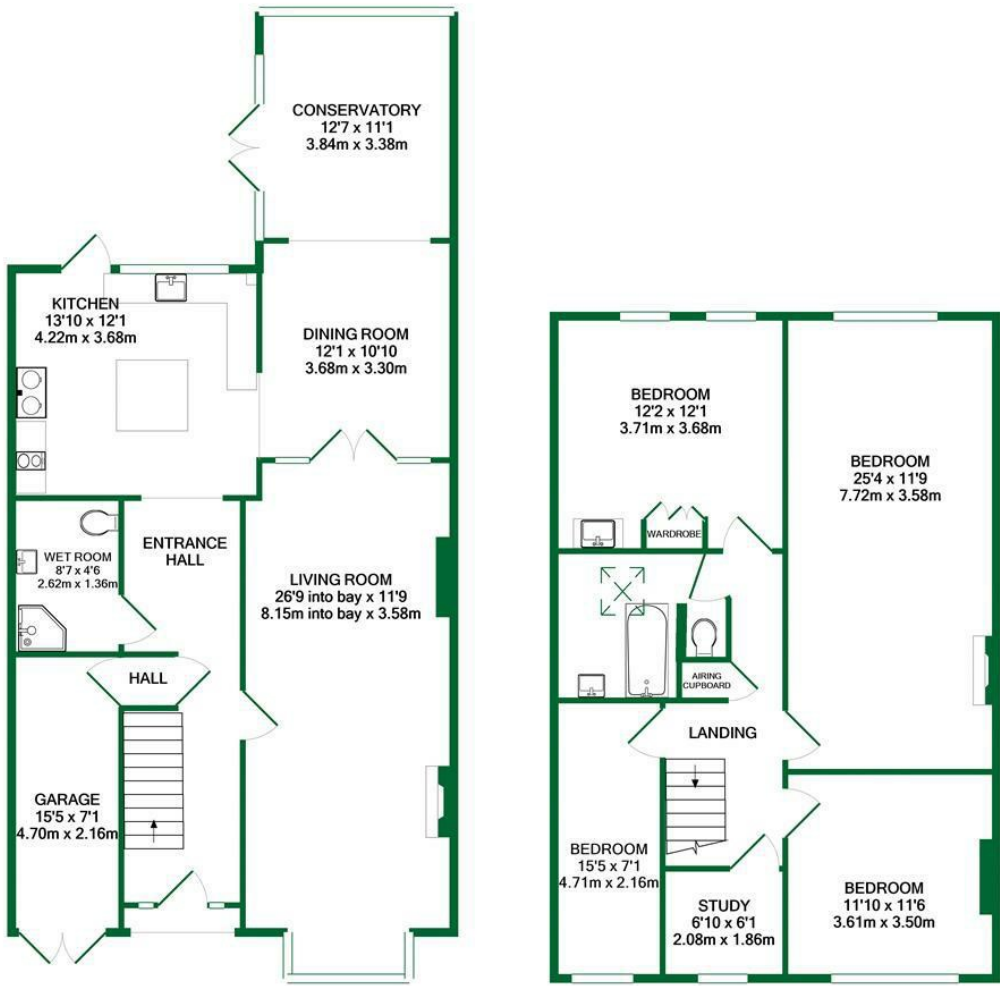
Ground floor accommodation comprises of entrance hall, wet room with shower, wash hand basin and WC, 27ft living room with log burner and bay window, double doors through to the dining room and conservatory. The kitchen is at the rear of the property with a large island with seating and plenty of eye and base level units, integrated dishwasher, aga and separate gas hob.

First floor accommodation comprises of 25ft master bedroom which is separated into two parts, sleeping and dressing area with feature fireplace, double bedroom with wardrobe and stand alone sink, a further double bedroom and two single bedrooms. The small bedroom at the front is perfect as a study. Good size family bathroom with WC, bath with shower over and wash hand basin.

Further benefits include plenty of parking on driveway, garage, plenty of scope to extend, large garden with patio area and laid to lawn with a summer house and shed.

EPC - E

NO ONWARD CHAIN



GROUND FLOOR
APPROX. FLOOR AREA 1075 SQ.FT. (99.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 902 SQ.FT. (83.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1977 SQ.FT. (183.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ACCOMMODATION

- FOUR BEDROOM DETACHED HOUSE
- GARAGE
- PLENTY OF PARKING
- A FURTHER STUDY ON FIRST FLOOR
- THREE RECEPTION ROOMS ON GROUND FLOOR
- WET ROOM
- LARGE 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.