

The Estate Agent People Recommend

WentWorth

Estate Agents

35 Lysander Close,
Woodley
RG5 4ND

£260,000



WentWorth Estate Agents have pleasure in offering a TWO BEDROOM GROUND FLOOR END MAISONETTE OFFERED WITH NO ONWARD CHAIN on the popular Airfield side of Woodley situated within a quiet cul-de-sac.

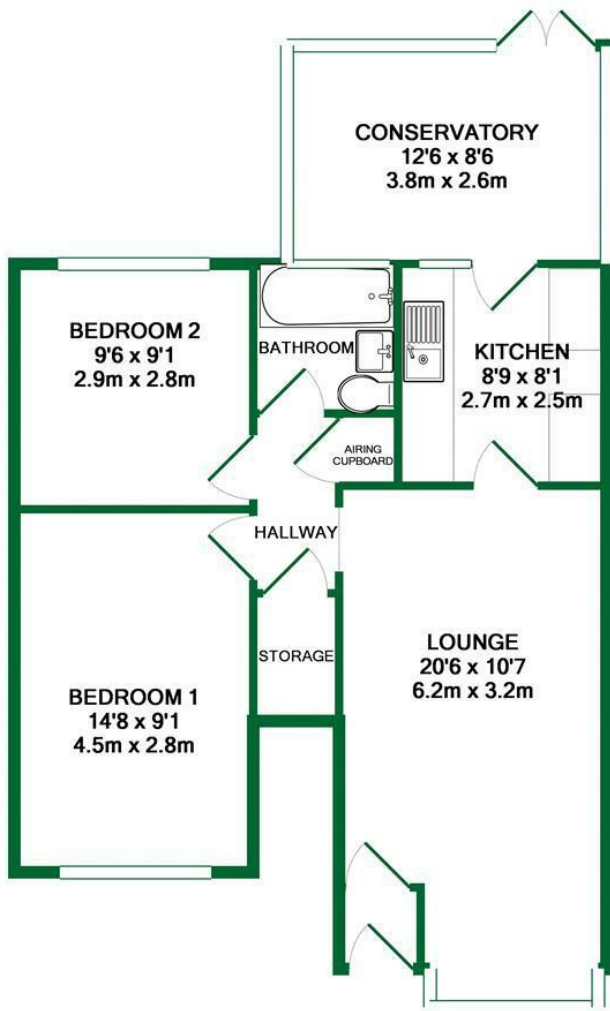
For the commuter the property gives access to the A4, A329, A329M, M4 and Reading can be reached by a regular bus service. There are rail links from Earley to Waterloo, Reading and Twyford to Paddington. Access to local amenities and within easy reach of the Woodley C of E School.

The accommodation comprises of; Entrance Vestibule, 18ft Lounge, Kitchen, Conservatory, Two Bedrooms, Large walk in Shower WC and Wash Hand Basin.

The property benefits from off road allocated parking for two cars, an enclosed garden with paved patio area leading onto a laid to lawn area with side access out to the front.

LEASE EXTENSION WILL BE PROVIDED BEFORE COMPLETION

Current EPC Rating D



ACCOMMODATION

- Entrance Vestibule
- 18ft Lounge
- Kitchen
- Conservatory
- 14ft Master Bedroom
- 2nd Bedroom
- Shower Room
- Enclosed Rear Garden
- two Parking Spaces
- Extended Lease



TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.6 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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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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